

**MILLER RANCH CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNERS MEETING
APRIL 4, 2017**

MINUTES

CALL TO ORDER

The meeting was called to order by Steve Stafford, Property Manager for the Association, at 6:30 p.m. The meeting was held in the Event Room on the second floor of the Miller Ranch Community Center.

ATTENDANCE

The following Board Members were present:

- Camille Thurston, Unit H239
- Heidi Pillard, Unit A204
- Paul Amicucci, Unit C212
- Erica Ryan, Unit H136

Other homeowners present were as follows:

- Mark Hoblitzell, Unit E222
- Euginnia Seyferth, Unit D118
- Mark Ryan, Unit H136
- Jessica Hall, Unit E224
- Dave Gifford, Unit E121

Other persons present at the meeting were as follows:

- Steve Stafford, Slifer Management Company
- Heidi Hanson, Slifer Management Company
- Vincent Vigliotti, Slifer Management Company

MINUTES FROM PREVIOUS ANNUAL MEETING

There was a brief discussion about the Minutes from the previous Annual Homeowners Meeting, which had been held on January 14, 2016. The Minutes had been distributed to all owners prior to the Annual Meeting. The Minutes were then approved.

FINANCIAL STATEMENTS

Steve Stafford had previously emailed or hand delivered the December 31, 2016 balance sheet and income and expense report to all members of the Association. At the Annual Meeting, Heidi Hanson went over the financial statements with those present. A brief discussion followed. It was noted that the replacement reserve fund currently holds approximately \$357,373. The replacement reserve study done previously by Borne Engineering calls for annual increases in the replacement reserve dues, however that is often modified when components of the building either wear out sooner or last longer than expected. A substantial number of concrete repairs

were done last summer. Window washing was done by The Clean-up Group. Steve Stafford said that they have been very good to work with and they've done a good job for many of the properties managed by Slifer Management Company, including the Miller Ranch Condominiums. One owner said that they missed the top windows on his unit. One owner mentioned that the downspouts don't take the water far enough from the buildings. Steve said that this is a design flaw that the Association has been stuck with since the property was originally constructed. The downspouts should have been designed to go underground until they meet the street drains or the storm drains. That would have also necessitated longer heat tapes. Because of this design flaw, the Association has had to do the best they can with frequent shoveling, ice melt and ice scraping, especially on the concrete steps. There was a brief discussion about water and sewer costs and usage. One owner mentioned that there was a couch by the Building H dumpster. One owner suggested the possibility of putting solar panels on the roofs to save on energy costs. Active Energy would be a good choice for a company that specializes in this kind of installation. Sometimes rebates are available when solar panels are installed on buildings. One owner suggested the possibility of buying solar panels at a solar farm. One owner asked if it might be possible for the Association to clean all of the dryer vents instead of treating them as an individual responsibility. How much per owner would that cost? Mister Vac would be a good choice for this kind of work. There was a brief discussion about repair and maintenance of balconies. One owner asked about the possibility of the Association providing common television and internet service. One owner asked if the crosswalks could be painted. Steve Stafford said that Eagle County has agreed to do this. One owner asked if the trees near stop signs could be trimmed to give better visibility of the signs. Steve Stafford said that Eagle County had agreed to do this and Pristine Landscapes was also helping with this. One owner asked if the parking lots could be striped and Steve Stafford said that the parking lots were getting close to needing sealcoating and it would be most economical to do the striping at the same time.

DELINQUENCY REPORT

Heidi Hanson presented the delinquency report. The number of delinquent owners has continued to decrease over the past year, as collection steps by the Association have become stricter and as the economy has continued to improve.

2017 PROPOSED BUDGET

Steve Stafford had previously emailed or hand delivered the proposed 2017 budget to all members of the Association. Heidi Hanson went over the proposed 2017 budget with those present at the meeting. The proposed 2017 budget included a 2.9% increase in the operating dues and a 10% increase in the replacement reserve dues, in line with the replacement reserve study that was done previously by Borne Engineering. After a brief discussion, those present voted to take out the window washing line item and to apply those funds against the prior year loss. Those present then approved the proposed budget effective May 1, 2017. Rather than have Heidi bill owners retroactive to January 1, 2017, they told her to adjust the monthly amounts so that the difference would be made up between May 1, 2017 and December 31, 2017.

ELECTION OF BOARD MEMBERS

There was a brief discussion about the election for Board Members. Steve Stafford invited anyone that wished to be considered for election as a Board Member to let those present know

their background and why they would like to be a Board Member. Steve informed those present that although Tom Costa was not able to attend the annual meeting because of his work schedule, he had indicated that he would like to continue serving as a Board Member. Paul Amicucci, Heidi Pillard, Erica Ryan and Camille Thurston addressed those present and said that they would like to run for reelection. Mark Hoblitzell and Euginnia Seyferth both addressed those present and said that they would like to serve as Board Members. Those present then voted to have seven Board Members including all of the above-named persons.

MAINTENANCE AND REPAIRS

There was a brief discussion about maintenance and repair projects, recognizing that most of these projects had been discussed earlier in the meeting.

ADJOURNMENT

There being no additional business before the members, the meeting was adjourned.

Respectfully Submitted,



Steve Stafford, Property Manager