

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
ANNUAL HOMEOWNERS MEETING
JANUARY 26, 2021**

MINUTES

CALL TO ORDER

The meeting was called to order by Steve Stafford, Community Association Manager for the Association, at 6:00 p.m. The meeting was held via Zoom video conference.

ATTENDANCE

The following Board Members were present:

- Kori Beckman, 65 Tames Creek
- Ty Ryan, 23 Silver
- Jen Wanner, 75 Stillwater
- Tim Nottingham, 101 Red Barn
- Ashley Perrigaud, Unit I144, Mill Lofts

Other owners in attendance were as follows:

- Peter and Kimberly Osorio, Unit I244, Mill Lofts
- Brigid and Koby Kenny, 140 Marble
- Steven Nusbaum, 15 Red Barn
- Darren Szot, 3 Buffalo
- Dave Gifford, Unit E121, Mill Lofts
- Ellen Miller, Unit F230, Mill Lofts
- Peter Suneson, Unit G232, Mill Lofts
- Seth Ehrlich, 131 Tames Creek
- Walt Bujaryn, 59 Silver
- Sara Lanious, 104 Flat Top
- Kris Larsen, 112 Marble
- Dave and Stacy Thibedeau, 11 Tames Creek
- Tsu Wolin-Brown, Unit F229, Mill Lofts
- Leya Nicolait, 11 Silver
- Omar Jimenez, 120 Wildcat
- Erik Garcia, 96 Wildcat

Owners in attendance by proxy were as follows:

- Charis and Mark Patterson, 9 Mica, by proxy to Tim Nottingham
- Tommy and Elizabeth Wessel, 25 Tames Creek, by proxy to Tim Nottingham
- Michael and Shelley Woodworth, 85 Red Barn, by proxy to Tim Nottingham
- Steve and Betsy Van Beek, 146 Marble, by proxy to Tim Nottingham
- Ben and Sara Smith, 104 Flat Top, by proxy to Tim Nottingham
- Cindy and Adam Lewis, 25 Red Barn, by proxy to Tim Nottingham
- Alexandra Giatras, 49 Red Barn, by proxy to Tim Nottingham
- Jack and Mourghan Ridenour, 41 Silver, by proxy to Tim Nottingham
- Maureen and Chaney Burks, 41 Red Barn, by proxy to Tim Nottingham
- Tim and Melinda Carlson, 60 Wildcat, by proxy to Tim Nottingham

- Ken and Heather Lawdermilk, 151 Tames Creek, by proxy to Tim Nottingham

Others in attendance were as follows:

- Nancy Glass, Eagle Valley Land Trust
- Steve Stafford, Slifer Management Company
- Vincent Vigliotti, Slifer Management Company

ROLL CALL

Steve Stafford asked everyone in attendance to introduce themselves so that everyone would know each other and be included in the minutes.

ESTABLISHMENT OF QUORUM

Steve Stafford said that the amended Bylaws require 10% of the voting shares of the membership in order to establish a quorum. He explained that the voting shares vary depending on the different types of properties, so he would need to calculate the total percentage of shares present after the meeting. He said that it appeared that there were at least 10% of the voting shares present in person and by proxy. (Note: After the meeting, it was determined that 13.631% of the voting shares of the membership of the Association were present in person or by proxy, so a quorum had been established.)

VALLEY HOME STORE UPDATE

Steve Stafford said that he had expected to get a short presentation from the Valley Home Store, but no one was present for that, so he moved on to the next item on the agenda.

EAGLE VALLEY LAND TRUST

Steve Stafford invited Nancy Glass, from the Eagle Valley Land Trust, to give her presentation. She introduced herself as the Stewardship Manager. Jessica Foulis is now the Executive Director, so Nancy took over Jessica's stewardship duties last year. EVLT is a small organization with a staff of six. Their three main program areas are stewardship, conservation and community land connections. They have a new Spanish speaking program. They also have Future Conservationists. The EVLT has an annual obligation to monitor the conservation easements that they hold. This summer was Nancy's first time monitoring the Miller Ranch Open Space. She was joined by Katherine King, Peter Suneson, also a Miller Ranch homeowner, and Phil Kirkman. Everything was looking good on the property. There have been some good changes. A cement base was installed under the trash bins and various signs have been installed, closing some of the trails for reclamation. They were able to hold a couple programs on the property. One was the Berry Creek Middle School Cross Country Race. Another was a program with the Eagle River Watershed Council to clean up trails and improve fishing access along the river. Why do we conserve land? There are four main reasons that we conserve land in our area: to insure public access, to protect habitat, to provide scenic beauty and to protect agricultural heritage. Miller Ranch certainly encompasses public access, wildlife habitat and scenic beauty. In the Miller Ranch Open Space there are 32.5 acres of land and 2 miles of scenic trails to enjoy at different times of the year. Nancy thanked the Miller Ranch neighborhood and Eagle County Open Space for supporting the Land Trust and having the foresight to conserve the Miller Ranch Open Space and to put it under an easement. She invited owners to contact her if they had any questions.

APPROVAL OF MINUTES

Steve Stafford had previously emailed, mailed or hand delivered copies of the minutes from last year's Annual Meeting to all members of the Association. He asked if anyone had any questions or comments about the minutes. There were none. Those present then approved the minutes.

FINANCIAL REPORT

Steve Stafford had previously emailed, mailed or hand delivered copies of the December 31, 2020 balance sheet and profit and loss budget comparison to all members of the Association. Steve first reviewed the balance sheet. The Association had about \$70,000 in the operating account. The replacement reserve fund was at about \$122,000. Accounts payable was only \$556. Accounts receivable was \$3,339. The few owners who are behind at the current time are all on payment plans and they are making good progress towards getting current. Steve then reviewed the year-end profit and loss budget comparison. The Association ended up with about \$6,240 in net income. Steve said that the Association has three choices for that year-end net income. It can be rolled into the replacement reserve fund, it can be returned to the owners on a pro rata basis or it can be applied towards the 2021 operating budget. He advised those present to roll it into the replacement reserve fund, because it will probably be needed at some point in the future when big projects come along. Steve asked if anyone had any questions or comments about the financial statements. There were none. Those present then voted in favor of rolling the year-end net income into the replacement reserve fund.

2021 PROPOSED BUDGET

Steve Stafford had previously emailed, mailed or hand delivered the 2021 proposed budget to all members of the Association. He said that although the expense line items have been adjusted up or down based on what has transpired during 2020 and historically, the operating dues and replacement reserve dues have remained the same in the 2021 proposed budget. He asked if anyone had any questions or comments about the 2021 proposed budget. Ty Ryan asked if the replacement trees along the south bike path were included in that budget. Steve said that they would be paid for out of the replacement reserve fund. Ty asked if the asphalt would be crackfilled and/or sealcoated this year. Steve said that management looks at the asphalt every spring with one or more of the asphalt maintenance companies to get their opinion and advice as to what is needed that year. Management will be looking at and evaluating the asphalt again this spring. The cost of sealcoating would be paid for out of the replacement reserve fund. Those present then approved the proposed 2021 budget.

BOARD MEMBER ELECTION

Steve Stafford said that there are three Board Member terms that are expiring at this meeting. Those terms are for the Condominium representative, held by Ashley Perrigaud, the Single Family / Duplex Representative, held by Tim Nottingham and the At Large Representative, held by Ty Ryan. Ashley, Tim and Ty all indicated that they would be interested in continuing as Board Members if reelected. Steve asked if anyone else was interested in being a Board Member. There were none. Those present then approved a motion to reelect those three owners as Board Members with three year terms. Steve then said that Jen Wanner's term as an At Large Representative will expire at next year's annual owners meeting and Kori Beckman's term as the Townhome Representative will expire at the annual owners meeting the year after that.

REPAIRS AND MAINTENANCE

Vincent Vigliotti said that the Association would be continuing with the company that grinds down high points of sidewalks where heaving and settling has occurred. The Association will be installing new trees along the south bike path in the spring. Steve Stafford said that management is getting updated bids for the Board to consider. A contract has not yet been signed for the tree replacement project along the south bike path. He has just recently received an updated bid from SHC Landscaping. Steve said that management has two companies that they deal with on concrete issues. One company primarily grinds down high spots and the other one, Larwood Construction, is very good at leveling of sidewalks by injecting a substance under areas that have settled, and they are also very good at other types of concrete repairs and replacements. Kori Beckman said that on the corner of Cross Timber and Flat Top, the stop sign gets run frequently every day. She asked if management could ask Eagle County to install a stop sign on the other side of that intersection for vehicles driving north. There have been some near accidents in

that location with people who don't even slow down. Steve said that John Harris, with Eagle County Road and Bridge, has been very good about taking care of things when requested.

Tsu Wolin-Brown asked about improving the drainage for the sidewalk and stairs adjacent to Building F. Steve said that they have talked to contractors about redirecting the downspouts into the garden areas or into some kind of French drain. That's something that will need to be looked at further. That would also involve installing an extension on the heat tape or possibly replacement of the existing heat tape. That's actually a project for the Condominium Association rather than the Property Owners' Association.

MISCELLANEOUS

Tim Nottingham said that multiple owners had asked him to mention that they were very glad that the ice rink had not been placed near Red Barn Street. He said that he and many of his neighbors had been very concerned about the additional traffic and parking issues that would have been associated with an ice rink in that location. Several participants said that the new location for the ice rink was good and Kori Beckman said that the rink is getting more use than any of the other outdoor rinks in the valley.

Walt Bujaryn asked if anyone had heard any information about freight trains returning to the area. Steve Stafford said that he has not received any kind of information about it, but everyone that he has talked to or heard from is very much against it. One owner asked if there were any petitions relating to this issue and Steve said that he was not aware of any. One owner said that the Town of Avon is working on this issue, so it would be good for concerned owners to talk to the Town of Avon about it. The Town of Avon is trying to get the other municipalities in the valley on board regarding this issue.

ADJOURNMENT

There being no additional business to discuss, the meeting was adjourned.

Respectfully Submitted,

Steve Stafford, Community Association Manager