

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 19, 2020**

**MINUTES**

**ATTENDANCE**

Board Members in attendance were as follows:

- Kori Beckman
- Ty Ryan
- Ashley Perrigaud
- Tim Nottingham

Other persons in attendance were as follows:

- Kevin Sharkey, ECO Trails
- Steve Stafford, Slifer Management Company
- Heidi Hanson, Slifer Management Company
- Vincent Vigliotti, Slifer Management Company

**CALL TO ORDER**

Steve Stafford called the meeting to order at 6:00 p.m. The meeting was held in the Valley Home Store conference room.

**ESTABLISHMENT OF QUORUM**

With four out of five Board Members present, a quorum was established.

**ECO TRAILS PRESENTATION**

Kevin Sharkey introduced himself and gave a brief presentation. ECO Trails will be working on finishing the bike path from Vail Pass to Glenwood Canyon. One of the responsibilities of ECO Trails is keeping the bike path in good condition. Some cottonwood trees on the Miller Ranch property need to be removed because their roots are damaging the bike path. There is also a culvert that might need to be repaired. Removal of the cottonwood trees will probably cause some damage to the Miller Ranch irrigation system, so some repairs will probably be needed. There are four or five sections of the bike path that need to be replaced. There are also some drainage issues that need to be resolved. Kevin said that ECO Trails might ask the Association for some monetary assistance on these repairs or at least some assistance from the Association's irrigation contractor with the irrigation repairs.

**DESIGNATION OF OFFICERS**

There was a brief discussion regarding designation of officers. Those present decided to wait until all five Board Members were present in a Board Meeting to designate the officers.

#### DESIGN REVIEW BOARD APPROVAL PROCESS

There was a discussion about the procedures for Design Review Board approvals in relation to Eagle County building codes and Miller Ranch PUD guidelines. The Board reviewed and discussed a letter from Mary Isom, the Association's attorney. The Board decided that a line should be added to the DRB application form and approval letters requiring review by Eagle County Planning and Zoning.

#### SERVICE OR EMOTIONAL SUPPORT DOGS AT 113 SILVER STREET

There was a discussion about the three service or emotional support dogs at 113 Silver Street. The owner claims that they are service dogs and that each of the three dogs is for one of the owner's three children, who all have different medical conditions. Steve Stafford said that Mary Isom, the Association's attorney, has not yet had time to fully research the issues involved. The Board directed Steve to push Mary along so she can give the Board some directions as soon as possible.

#### FINANCIAL STATEMENTS

Heidi Hanson reviewed the January 31, 2020 balance sheet and year-to-date income statement / budget comparison. As of January 31, 2020, the Association had \$84,118 in the operating account and \$100,071 in the replacement reserve account. As of January 31, 2020, the Association had net income of \$12,337 compared with the budgeted net income of \$11,173.

#### DELINQUENCY REPORT

Heidi Hanson reviewed the delinquency report. Four accounts have been turned over to the Association's attorney for collection.

#### MINUTES FROM JANUARY 8, 2020 BOARD MEETING

There was a brief discussion about the Minutes from the January 8, 2020 Board Meeting. The Minutes were then approved.

#### MINUTES FROM THE JANUARY 21, 2020 ANNUAL OWNERS MEETING

There was a brief discussion about the Minutes from the January 21, 2020 Annual Owners Meeting. Those present decided to review them in more detail after the meeting and then get back to Steve Stafford with any comments that they might have.

#### NEXT BOARD MEETING

The next Board Meeting will be held at 6:00 pm on Wednesday, March 18, 2020 in the Valley Home Store conference room.

#### MILLER RANCH FACEBOOK PAGE

There was a brief discussion about the Miller Ranch Facebook page. Kori Beckman explained to Tim Nottingham, as a new Board Member, that the Facebook page was not set up by the Miller Ranch Property Owners' Association and it is not used for any kind of Association business. It was set up by the Valley Home Store. Association business should be handled via phone calls or

emails to Slifer Management Company or by use of the Association's website. Kori will make Tim a Facebook administrator for the Miller Ranch page. Kori is cleaning up the Facebook page by removing persons who no longer have anything to do with the Association or the neighborhood.

#### SNOW REMOVAL

The Board directed management to have SHC Landscaping clear out the snow piles at the end of neighborhood streets. They also directed management to have SHC Landscaping clear out the diagonal parking spaces.

#### STREETLIGHT

The Board directed management to repair the street light near the Miller Ranch Community Center.

#### BIKE SHARE STATION

Ty Ryan has been approached by John Gitchell regarding the placement of a bike share station in Miller Ranch. Some of the Board Members thought that a location near the Freedom Fieldhouse would be a better and more practical location. A good location would be near the bus stop. Some of the Board Members said that the residents in Miller Ranch are full time residents and full time residents usually have their own bikes.

#### BIKE PATH REPAIRS

There was another brief discussion about the bike path repairs. Those present felt that it would be appropriate to use replacement reserve funds for irrigation repairs associated with the tree removals and bike path repairs, if necessary.

#### COMPOSTING

There was a brief discussion about composting containers. There's one at Colorado Mountain College. It costs \$15 per month to use it. There's also another one near the Singletree Community Center. Owners can also get their own composting barrels.

#### INVESTING IN CERTIFICATES OF DEPOSIT

There was a brief discussion about the Association investing its replacement reserve funds in certificates of deposit with varying terms. Heidi will be sending an email to all the Board Members with details and instructions.

#### ADJOURNMENT

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

Respectfully submitted,

  
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Steve Stafford, Community Association Manager