

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
ANNUAL HOMEOWNERS MEETING
MARCH 28, 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, Mill Lofts
- Tom Costa, Unit B206, Mill Lofts
- Jamie Pappas, 16 Round Up
- Kori Grice Beckman, 65 Tames Creek

Other owners in attendance were as follows:

- Mark Hoblitzell, Unit E222, Mill Lofts
- Jessica Hall, Unit E224, Mill Lofts
- Kris Larsen, 112 Marble
- Cathy Heller, Unit A201, Mill Lofts
- Ashley Perrigaud, Unit I144, Mill Lofts
- Erica Kirk, 16 Flat Top
- Tsu Wolin-Brown, Unit F229, Mill Lofts
- Stacy and Dave Thibedeau, 11 Tames Creek
- Darren Szot, 3 Buffalo
- Bill Lansdowne, 12 Flat Top
- Greg and Luzma Castro/Webb
- Jason and Monica Lightfoot, Unit H137, Mill Lofts
- Mourghan Ridenour, 41 Silver
- Barbara Williams, 53 Wildcat
- Scott O'Connell, 71 Silver
- Ty and Jill Ryan, 23 Silver
- Dave Gifford, Unit E121, Mill Lofts
- Eric Blitzstein, 100 Marble
- Jim Edwards, 27 Cross Timber

Owners in attendance by proxy were as follows:

- Judy Bowman, 125 Silver, by proxy to Kori Grice Beckman
- Ellen Miller, Unit F230, Mill Lofts, by proxy to Kori Grice Beckman
- Ivelin Tsachev, Unit B108, Mill Lofts, by proxy to Kori Grice Beckman

- Linda Chase, 70 Marble, by proxy to Kori Grice Beckman
- Sapana Tamang, Unit J149, Mill Lofts, by proxy to Kori Grice Beckman

Others in attendance were as follows:

- Kim Bell Williams, Eagle County Housing
- Jessica Foulis, Eagle Valley Land Trust
- Steve Stafford, Slifer Management Company
- Heidi Hanson, Slifer Management Company
- Vincent Vigliotti, Slifer Management Company

LIGHTED PATHWAYS

Mourghan Ridenour gave a presentation about lighted pathways, school crossings, etc. Grants might be available for this work. She is looking for organizations to partner with. The subject area is from Colorado Mountain College to Red Canyon School. Eco-friendly lighting would be used. This lighting would make the pedestrian walkways much safer. Grants might be possible through Eagle County, Eco-Trails, GoCo, etc. One option might be push button flashing lights at all crosswalks. Timers might be an option. There was some discussion about the extra lighting making stars more difficult to see at night.

EAGLE VALLEY LAND TRUST

Jessica Foulis gave a presentation about the work being done by the Eagle Valley Land Trust. She handed out brochures and flyers related to their organization and their work. Their goal is to save the land for people forever. Eagle River Preserve, Miller Ranch Open Space, West Avon Preserve and the Homestead Conservation and Public Recreation Project are some of their more recent projects. They try to protect the character of the community. They do lots of community outreach. They also do ranching heritage tours. They do a Legacy Festival. They work to improve wetlands protection by creating riparian buffer zones.

EAGLE COUNTY HOUSING REPORT

Kim Bell Williams gave a presentation about Miller Ranch sales. They've had 3 listings so far in 2017. The potential buyers list has about 121 persons on it at the current time. Prices are going up at least 3% - 6% per year. She suggested that if people want to sell their homes, they should probably replace the carpet, since it's about 12 years old now and buyers notice that. The most important thing when selling a home is to keep it clean and nice for all showings.

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 those present if anyone had any questions or comments regarding the Minutes. No one had any questions or comments. The Minutes were then approved.

FINANCIAL REPORT

Steve Stafford had previously emailed, mailed or hand delivered copies of the December 31, 2016 balance sheet and profit and loss budget comparison to all members of the Association. Heidi Hanson went over the financial statements and asked if there were any questions or

comments. There was a brief discussion, after which the meeting moved on to the 2017 proposed budget.

2017 PROPOSED BUDGET

Heidi Hanson went over the 2017 proposed budget, which had previously been emailed, mailed or hand delivered to all members of the Association. A brief discussion followed. It was noted that there was a proposed dues increase of approximately 5.8%. Most of the increase will go to landscape maintenance, sidewalk snow shoveling, snowplowing and concrete walkway maintenance. It was also noted that the replacement reserve dues will increase by 3%, in line with recommendations in the replacement reserve study that was done previously by Borne Engineering. The proposed 2017 budget was then approved.

BOARD MEMBER ELECTION

Steve Stafford explained that there was one position up for election this year. That position is for the Townhome Representative with a three year term, currently held by Kori Grice Beckham. She said that she would be willing to serve another term if reelected. Steve asked if any other townhome owner was interested in serving as a Board Member and no one said that they were interested. Those present then voted to reelect Kori Grice Beckman as the Townhome Representative for another three year term that will expire at the Annual Owners Meeting in January or February of 2020.

MAINTENANCE AND REPAIRS

There was a discussion about snow removal. Steve Stafford said that Eagle County is responsible for the plowing of all streets and alleys, the Miller Ranch Property Owners' Association is responsible for the plowing of the parking spaces adjacent to the streets (i.e. the diagonal spaces along some streets and the horizontal spaces at the end of the north-south streets) and shoveling of the common sidewalks (i.e. sidewalks that are used by all owners) and the Miller Ranch Condominium Association is responsible for the plowing of the condominium parking lots and the driveways that connect them to the streets and shoveling of the common sidewalks that are used only by the condominium owners. The MRPOA and MRCA contract with SHC Nursery and Landscape Company for the snowplowing and with Simon Property Services for the snow shoveling.

There was a discussion about landscape maintenance. The Miller Ranch Property Owners' Association contracts with Pristine Landscapes for landscape maintenance service in the neighborhood. There was a discussion about spraying of pesticides. The Association now uses root feeding and backpack spraying instead of broadcast spraying. One owner suggested that the Association might be able to save some money by not mowing as often and letting the grass grow longer. This might also keep the grass looking greener.

ADJOURNMENT

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

Respectfully Submitted,



Steve Stafford, Property Manager