

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
ANNUAL HOMEOWNERS MEETING
MARCH 3, 2022**

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
- Taylor Ryan, 23 Silver
- Tim Nottingham, 101 Red Barn

Other owners in attendance were as follows:

- Kimberly Brewster, 83 Silver
- Larry Cavanaugh, 17 Still Water
- Marcy Tracy, Unit A104, Mill Lofts
- Kristan Carey, Unit J245, Mill Lofts
- Bill Lansdowne, 12 Flat Top
- Cindy Haggen, 21 Still Water
- Koby Kenny, 140 Marble
- Darren Szot, 3 Buffalo
- Walt Bujaryn, 59 Silver
- Dave and Stacy Thibedeau, 11 Tames Creek
- Simone Reatti, 17 Tames Creek
- Sarah Webber, 119 Silver
- Jason & Astrid Carraro, 94 Marble
- Heather Lawdermilk, 151 Tames Creek
- Peter Suneson, Unit G232, Mill Lofts

There were no proxies received.

Others in attendance were as follows:

- Steve Stafford, Slifer Management Company
- Heidi Hanson, Slifer Management Company
- Karen Parra, 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.

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

Heidi Hanson presented the financial report. Steve Stafford had previously emailed, mailed or hand delivered copies of the December 31, 2021 balance sheet and profit and loss budget comparison to all members of the Association. The Association ended the year with about \$4,500 of net operating income. The landscape maintenance budget was slightly over budget, mainly because of the replacement of some trees. That was partially offset by the Association not doing any concrete walkway repairs or having the community barbeque because of covid. On the balance sheet, the Association ended the year with about \$88,000 in operating funds and about \$149,000 in reserve funds. The reserve funds are comprised of about \$29,000 in the FirstBank account and about \$100,000 in money markets and certificates of deposit with Edward Jones. Additionally, the Association has about \$21,000 in current year reserve assessments that will be rolled into the reserve account. The Association has earned interest on the reserve funds of about \$5,000. Insurance is prepaid through October 2022. Heidi asked if anyone had any questions about the financial statements. There were none. Those present then voted in favor of rolling any year-end net income into the replacement reserve fund.

2022 PROPOSED BUDGET

Heidi Hanson reviewed the 2022 proposed budget. Steve Stafford had previously emailed, mailed or hand delivered the 2022 proposed budget to all members of the Association. The budget has an overall 4.5% increase this year. The biggest part of the increase is for the replacement reserve fund. That increase is about 11%. The Association did not increase replacement reserve dues in 2021 because of the financial impacts of the covid pandemic. The operating budget is proposed to increase about 4%. Heidi asked if there were any questions about the 2022 proposed budget. Those present then approved the budget with all owners except one voting in favor.

BOARD MEMBER ELECTION

Steve Stafford said that there was one Board Member term that was expiring at this meeting. That term was for an At-Large position, held by Jen Wanner. Steve asked if anyone was interested in running for that position. No one indicated an interest. Those present then reelected Jen Wanner for another three-year term as an At-Large Board Member. Current Board Members and term expirations are as follows:

- Kori Beckman – Townhome Representative – Term expires end of 2022
- Ashley Perrigaud – Condominium Representative – Term expires end of 2023
- Tim Nottingham – Single Family/Duplex Representative – Term expires end of 2023
- Taylor Ryan – At-Large Representative – Term expires end of 2023
- Jen Wanner – At-Large Representative – Term expires end of 2024

MAINTENANCE AND REPAIRS

Vincent Vigliotti gave the maintenance and repair report. He mentioned that the Association had held off on concrete repairs in 2021 in order to reduce costs during the covid pandemic. He said that it would probably be necessary to do some concrete repairs in 2022. The Association would probably also need to sealcoat the off-street parking spaces in 2022, although management will decide that after consulting with one or more asphalt companies in the spring. Steve Stafford said that he has asked Vincent to see if he can find someone to straighten signs and sign posts in the spring. Steve said that the Association uses two different companies for concrete work. One of them primarily grinds down trip hazards. That is much less expensive than replacing entire sections. The Association also uses Larwood Construction for concrete repairs. They specialize in concrete replacement and also with concrete leveling by pumping a product under concrete that has sunk and raising it back to level. One owner asked if management could let

owners know when concrete repair work is planned and by which company, so that owners can possibly utilize the same company to do work that is an owner responsibility at the same time. Steve thought that was a good idea. There was a brief discussion about the possibility of adding concrete aprons at some or all of the alley entrances.

WILDFIRE PREVENTION

There was a brief discussion about wildfire prevention in the neighborhood. An owner asked if management could talk to the Fire Department about doing a wildfire prevention plan or providing recommendations. An owner asked if all of the structures in the neighborhood were built with Hardieboard, which is somewhat fire resistant, and Steve said that was the case.

LANDSCAPE MAINTENANCE

An owner on Silver Street thanked the Association for planting the aspen trees south of Silver Street and for mowing down the cottonwood sprouts that had grown up in that area during the summer. She asked if the Association could mow the native grass south of the southern bike path more than once a month. She asked if it could be mowed twice a month in July and August. She said that the grass towards the western end grows much slower than the grass towards the eastern end, which is in front of her house.

There was a brief discussion about having the landscape company trim back the bushes more along the sidewalks. Steve said that management would talk to the landscape company to emphasize the need to keep the bushes trimmed back more so that the sidewalks stay navigable. One owner suggested that if the landscape company is going to trim bushes and trees twice a year, it should be done in mid-summer and fall. In the spring, the bushes and trees haven't had a chance to grow much yet.

TRASH CANS

One owner asked if the old trash cans along the southern bike path could be removed, since they are falling apart. He offered to assist if needed.

IRRIGATION / STORAGE

One owner asked if the irrigation company could adjust the watering schedule so that all watering is done only during the nighttime hours. Steve explained that there are so many zones in the Miller Ranch neighborhood that it's not possible to only water at night. He also asked if management could work on getting people to not store things like tires, bricks, etc. along the alleys.

BEAR-PROOF TRASH CANS

One owner asked if management could do anything about making everyone convert to bear-proof trash containers. Steve said that a majority of owners have in the past indicated that they do not want to do this. It would be expensive for owners to purchase bear-proof containers and it would also require a lot of enforcement time. Whenever this issue has been considered by past Boards of Directors, it has been voted down. Taylor Ryan suggested that it might be worth talking to Eagle County again about it to see if they could assist in any way. One owner said that he puts a cup of bleach in the bottom of his trash can and the bears never touch it.

ADJOURNMENT

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

Respectfully Submitted,

Steve Stafford
Community Association Manager