

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION  
ANNUAL HOMEOWNERS MEETING  
JANUARY 7, 2014**

**MINUTES**

**CALL TO ORDER**

The meeting was called to order by Steve Stafford, Property Manager for the Association, at 7:00 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:

- Ron Neville, 17 Silver Street
- Kori Grice, 65 Tames Creek
- Aaron Veldheer, Unit B206, Mill Lofts

Other owners in attendance were as follows:

- Chris Escobedo, Unit G131, Mill Lofts
- Stacy Thibedeau, 11 Tames Creek
- Marcy Tracy, Unit A104, Mill Lofts
- Giles Priestland, 16 Flat Top
- Bill Lansdowne, 12 Flat Top
- Jim Edwards, 27 Cross Timber
- Walt Bujaryn, 57 Silver
- Barbara Williams, 53 Wildcat
- Mourghan Ridenour, 41 Silver
- Sarah Webber, 119 Silver
- Valentin Trentchev, 49 Red Barn
- Maureen Keating, 49 Red Barn
- Alex Parsons, 11 Red Barn
- Tsu Wolin-Brown, Unit F229, Mill Lofts
- Jen Wondrasek, Unit A101, Mill Lofts
- Elena Jones, 7 Buffalo
- Eric Blitzstein, 100 Marble
- Stephanie McKinnerney, 101 Silver Street and Slifer Management Company

Owners in attendance by proxy were as follows:

- Bryan and Holly Webster, 88 Marble, by proxy to Ron Neville
- Steve Nusbaum, 15 Red Barn, by proxy to Ron Neville
- Courtney Shaw, Unit E121, Mill Lofts, by proxy to Ron Neville
- Carly Hoover, 25 Tames Creek, by proxy to Ron Neville

Others in attendance were as follows:

- Kim Williams, Eagle County Housing
- Steve Stafford, Slifer Management Company
- Vincent Vigliotti, Slifer Management Company

#### REPORT FROM BOARD OF DIRECTORS

Steve Stafford presented a summary of Board of Directors projects that had been completed in 2013. Those projects were as follows:

- Removed and replaced dead sod throughout Miller Ranch.
- Actively communicated with WECMRD to alleviate the impact on Miller Ranch from summer sporting events.
- Provided notary public service on several nights in the Event Room to accommodate homeowners with their annual Eagle County homeowner affidavits.
- Increased code enforcement efforts related to parking, dogs, storage of items in visible locations, unapproved structures in back yards, maintenance of back yards, etc.
- Organized and held the annual Spring Community Clean-Up. This event is held every April or May. Please let Slifer Management Company know if you would like to be on the organizing committee.
- Increased efforts to minimize delinquent owner accounts on dues payments. Developed guidelines and time frames for initiating liens and foreclosures.
- Added additional mulch throughout the neighborhood.
- Added soil pep throughout the neighborhood.
- Replaced dead trees throughout Miller Ranch.
- Did landscape inspections with landscape committee in order to assure that acceptable standards are being met and implemented several improvement projects.
- Adjusted irrigation where possible and moved heads where required to insure proper irrigation.
- Opened and closed the Event Room on a regular basis to accommodate renters and thereby increase rental revenues for the Association.
- Organized and held the annual Summer Community Barbeque.

- Reviewed Design Review Board applications on a regular basis.
- Reviewed financial statements on a monthly basis in order to maintain the approved operating budget and used best efforts to keep expenses within the budget.
- Continued implementation of the recommendations in the replacement reserve studies that were done by Borne Consulting for all three Associations.
- Developed the operating budget for the coming year.
- Corresponded with Eagle County Housing representatives to monitor current resale and foreclosure situations.
- Renegotiated the snowplowing and snow shoveling contracts to save money for the Association.
- Attended Edwards Area Community Master Plan meetings to represent Miller Ranch.
- Added signage in attempt to mitigate dangerous speeding within Miller Ranch.
- Placed landscape maintenance contracts out for bid, coordinated with landscape committee to determine upcoming needs and concerns.

#### UPCOMING PROJECTS FOR 2014

- Design and build landscaping to incorporate new monument sign.
- Seal off-street parking areas maintained by the MRPOA.
- Replace trash receptacles with bear-safe containers.

#### APPROVAL OF MINUTES

The Minutes from the previous Annual Owners Meeting, which had been held on January 8, 2013, had previously been distributed to the members of the Association in the package of documents that gave them notice of the Annual Meeting. There was a brief discussion and the Minutes were then approved.

#### FINANCIAL REPORT

The November 30, 2013 financial statements, including a balance sheet and year-to-date budget comparison, had previously been distributed to the members of the Association in the package of documents that gave them notice of the Annual Meeting. Stephanie McKinnerney gave a brief summary of the financial statements and there was then a brief discussion related to both documents. It was noted that landscape maintenance expense was over budget due mainly to tree and sod replacement. Alex Parsons asked what is included in Grounds Maintenance and Stephanie said that it is mainly for dog waste pickup and disposal and picking up trash from the common areas. Marcy Tracy asked who she should call when she noticed dog waste stations that

need to be emptied and Stephanie told her to call Slifer Management Company. Elena Jones asked when the Association will have to pay Eagle County for water used for irrigation of areas maintained by the Association and Stephanie said that the irrigation water is from Freedom Pond and Eagle County doesn't have a set schedule for billing the Association for that water. However, the funds are set aside for payment whenever the bills are given to the Association.

#### 2014 PROPOSED BUDGET

The 2014 proposed budget had previously been distributed to the members of the Association in the package of documents that gave them notice of the Annual Meeting. Stephanie McKinnerney presented a summary of the proposed budget, there was a brief discussion and the proposed budget was then approved.

#### BOARD OF DIRECTORS ELECTION

Steve Stafford informed those present that there was one Board position up for election this year. That position was for the Townhomes representative, previously held by Kori Grice. Steve said that Kori was interested in continuing as a Board Member and he asked if anyone else was interested in the position. Marcy Tracy asked what was involved with being on the Board. Steve explained that it included attendance at Board meetings, which are usually held once a month, responding to frequent emails, reviewing Design Review Board applications and other similar duties. No one else was interested in the position so a vote was taken and Kori was reelected as the Townhomes representative with a three year term running from 2014 through 2016. A summary of the Board Member positions after the election is as follows:

- Ron Neville is the Single Family / Duplex representative with a three year term that runs from 2012 through 2014.
- Kori Grice is the Townhomes representative with a three year term that runs from 2014 through 2016.
- Ashley Perrigaud is the Condominiums representative with a three year term that runs from 2012 through 2014.
- Steve Nusbaum is an At Large representative with a three year term that runs from 2012 through 2014.
- Aaron Veldheer is an At Large representative with a three year term that runs from 2013 through 2015.

#### MAINTENANCE AND REPAIRS

There was a brief discussion regarding maintenance and repair projects, including snow removal, landscape maintenance, sidewalk repairs, asphalt maintenance, irrigation and lighting. One owner said that the south bike path had some icy places and Vincent Vigliotti said that he would call Eagle County about it, since they maintain the bike paths.

#### EAGLE COUNTY HOUSING REPORT

Kim Williams gave a brief report about sales activity in 2013. She said that there were approximately thirty sales in Miller Ranch in 2013. Low interest rates had really helped with sales. Sales prices are starting to creep up. One of the owners asked if retirement would cause any problems with Miller Ranch home ownership and Kim said that as long as an owner has at least five years of employment in Eagle County prior to retirement, that owner will be fine.

When owners are having problems paying their mortgage payments or Association dues, the first step in owner counseling is to try to get them to list their home for sale, so that they don't end up losing it to foreclosure. It was noted that some owners have switched types of homes within Miller Ranch. Owners that have minors under the age of 18 have some priority if there's a lottery. There's only one property on the market now with the Valley Home Store, a single family residence at 125 Marble.

#### AUTOMATED EXTERNAL DEFIBRILLATOR (AED)

Kim Williams said that she wants to get an AED for the Miller Ranch Community Center, as they are valuable in saving lives. An AED is a portable electronic device that automatically diagnoses the life-threatening cardiac arrhythmias of ventricular fibrillation and ventricular tachycardia in a patient, and is able to treat them through defibrillation, the application of electrical therapy which stops the arrhythmia, allowing the heart to reestablish an effective rhythm. They can be quickly and easily used by the general public in a heart attack emergency. Kim said that she would be talking to the Board of Directors about this.

#### EXTERNAL PAINTING

There was a brief discussion about exterior painting of the single family and duplex homes. Owners are supposed to repaint at least every seven years. The Association hasn't been aggressive about this because of the bad economy. It was noted that when homes are repainted, they must be repainted with the same colors. If an owner wants to change the colors, they must apply for approval from the Board of Directors with a Design Review Board application.

#### ADJOURNMENT

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

Respectfully Submitted,



Steve Stafford, Managing Broker / Property Manager