

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 14, 2015**

MINUTES

CALL TO ORDER

Steve Nusbaum called the meeting to order at 6:00 p.m. The meeting was held in the Valley Home Store conference room in the Miller Ranch Community Center.

ATTENDANCE

Board Members that were in attendance were as follows:

- Steve Nusbaum
- Kori Grice
- Jamie Pappas

Other persons in attendance were as follows:

- Steve Stafford, Slifer Management Company, Inc.
- Stephanie McKinnerney, Slifer Management Company, Inc.
- Vincent Vigliotti, Slifer Management Company, Inc.

QUORUM FOR MEETING

Since there were three out of four Board Members present, there was a quorum.

APPROVAL OF MINUTES

Steve Stafford had previously emailed the Minutes of the previous Board Meeting to the Board Members for their review. That meeting had been held on March 10, 2015. The Minutes were approved.

MILLER RANCH COMMUNITY GARDEN

There was a discussion regarding the Miller Ranch Community Garden. The Board had previously directed Steve Stafford to contact the homeowners that lived directly adjacent to the proposed location of the community garden, towards the west end of Silver Street. Steve had received very strongly worded emails from several of those homeowners that were in opposition to having a community garden in that location. Although the Board of Directors supports the concept of a community garden, they decided that they would not approve it in the proposed location because of objections from some of the homeowners in front of it. The Board is open to having the community garden in some other location. The Board suggested that the organizing committee talk to the school district about an unimproved area at the east end of the adjacent school district property.

REVIEW OF FINANCIAL STATEMENTS

Stephanie McKinnerney had previously emailed the March 31, 2015 financial statements, including the balance sheet and year-to-date budget comparison income statement, to the Board

Members. Stephanie was asked if the grounds cleaning amount included the cost of the temporary laborers that were hired to clean up dog waste throughout the neighborhood and she said that she thought it did but didn't have the general ledger with her to verify that. It was noted that the cost was pretty small. The Board decided that if the cost was only a couple hundred dollars, the Association should have this done once a month. The best time to schedule this work would be on a Friday before the Monday mowing. It was noted that snow removal expenses for the winter should be reasonable because of the mild winter conditions, unless the area gets hit by lots of spring snow.

DELINQUENCY REPORT

Stephanie McKinnerney presented the delinquency report. It was noted that some owners, including the Ojedas at 19 Red Barn, have ignored fines that have been assessed. It was noted that when fines need to be assessed, a notice or letter to the homeowner should include a date by which the homeowner needs to request a hearing or the fine will be assessed. It was suggested that that date should be "within 30 days" of the notice. The Board directed Stephanie to send the Ojedas a letter offering a six month payment plan or a lien would be filed.

MAINTENANCE AND REPAIRS

Vincent Vigliotti said that all of the light bulbs in the street lights have been replaced with LED bulbs. The Board agreed with the landscaping "opt out" plan that had previously been presented by Vincent Vigliotti, wherein individual homeowners could opt out of having the Association's landscape maintenance company do the landscape maintenance for their flower beds. They would need to purchase an "opt out" sign from the Association, which would then be placed in one of their front flower beds to alert the Association's landscape maintenance company that the flower beds at that address were "owner maintained". There was a discussion about whether homeowners would be allowed to opt out of tree spraying. It was decided that this would not be a good idea, since bugs and diseases from non-sprayed trees could migrate into neighboring sprayed trees, which reduces the effectiveness of the neighborhood tree spraying. The Board decided that no discount on Association dues would be given for opt out situations. The Board also decided that requests for signs at no cost would be denied. Vincent Vigliotti was directed to get a price from Pristine Landscapes for filling in the holes in the big open space park between Flat Top and Tames Creek.

COMMUNITY BARBEQUE

There was a discussion regarding the annual community barbeque. The Board decided that it would be held at 5:00 p.m. on Wednesday, June 17.

ON-STREET PARKING

Steve Nusbaum reported that he had met with Eva Wilson, with the Eagle County Engineering Department and he's meeting with her again on-site at 8:00 a.m. on April 22. He said that the Association probably won't be able to designate the county streets as resident only parking. It will probably be necessary to talk to the Eagle County Commissioners about safety issues.

PARKING ENFORCEMENT

There was a discussion about parking enforcement. It was noted that there is an abandoned or inoperable vehicle at 19 Red Barn. It was noted that there will be a large soccer or lacrosse event

on May 9 and 10 at the Freedom Park athletic fields. Slifer Management was directed to contact Mike Staten with WECMRD about parking issues during the athletic events. It was noted that he has been very cooperative in the past. It was noted that there will be soccer events at the athletic fields every weekend for the next month. The Board approved a parking permit plan for the neighborhood. The Board directed Slifer Management Company to go ahead and purchase permits and to issue permits in the same amount allowed by the current rules (i.e. each property will receive permits equal to the number of bedrooms plus one, but in no event more than three). The vehicle permits will be static cling permits that can be transferred between vehicles with approximately 100 additional sticker permits for trailers.

ADJOURNMENT

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

Respectfully submitted,



Steve Stafford, Property Manager