

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 16, 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
- Jamie Pappas
- Tom Costa

Other persons in attendance were as follows:

- David Probst, Pristine Landscapes
- 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 five Board Members present, there was a quorum.

WEED AND TREE SPRAYING

There was a discussion regarding whether to let homeowners opt out of the weed spraying and tree spraying. David Probst wasn't too concerned about a few homeowners opting out; however he said that if too many homeowners opted out, it would make the spraying program much less effective and it would be too much of an organizational problem to try to keep track of everyone that wanted to opt out. The Board then decided to allow homeowners to opt out of the spraying programs if they notified Slifer Management Company in advance of each spraying that they wanted to opt out. The Board noted that it is important to try to get as many homeowner emails as possible so that homeowners would get the broadcast emails notifying them when spraying is going to occur. Stephanie McKinnerney said that the broadcast emails are issued through the Association website, so it's important for all homeowners to register on the website. Irene Meador is currently in the process of trying to get all homeowners to register on the website. One of the Board Members asked how long homeowners should stay off the grass after weed spraying is done. David Probst said that you're not supposed to walk on the weed spray until it dries. It dries almost immediately, but David prefers to err on the side of safety, so he tells people to stay off of sprayed areas for at least two hours. David said that the weed spray is actually a weed and feed spray that kills dandelions and other broadleaf weeds and it also fertilizes the grass. He gave those present a Material Safety Data Sheet for the weed spray. He

also said that Pristine uses a vinegar and water mixture on the weeds in sidewalk cracks. That's what is in the backpack sprayers. It can only be done on sunny, hot days.

TREES

The Board asked David Probst to look at the trees in the location that was previously proposed for a community garden to determine their condition and health.

ANNUALS

The Board asked David Probst when the annual flowers were going to be planted and he said that they would hopefully get planted this week, weather permitting.

IRRIGATION SYSTEM

David Probst said that he would like to replace all of the drip irrigation with pop-up irrigation heads in the flower beds. Jamie Pappas proposed a phased replacement. David Probst said that irrigation systems generally last about 30 years.

PARKING PERMIT PLAN

There was a discussion about the proposed parking permit plan. Steve Nusbaum said that Kori Grice had told him that she wanted to be included in the discussion, so Steve suggested that the Board wait to make a final decision. Steve also said that he has talked to three different attorneys regarding the problems associated with the streets in Miller Ranch being public Eagle County streets rather than privately owned by Miller Ranch, and he is still not convinced that the Association would not have legal problems trying to enforce Miller Ranch parking rules against vehicles parked on Eagle County streets. Jamie Pappas felt very strongly that Eagle County is very supportive of the Association's efforts to enforce their parking rules in the neighborhood, including on Eagle County streets, based on his conversations and correspondence with a number of different persons in Eagle County government. Jamie wanted the Minutes to reflect that a parking permit plan had been approved by the Board at the April 14, 2015 Board Meeting but that Steve Nusbaum had told Steve Stafford to hold up on sending out the notice of implementation just before he was ready to send it out to all of the homeowners, so that the Board could discuss it further. Both Jamie Pappas and Steve Nusbaum had subsequently talked to several individuals in Eagle County government and Slifer Management Company was ready to implement the plan once again, but now it has been delayed once again for further discussion. It was decided that a Board Meeting would be held at which all 5 Board Members would attend in order to finalize a parking plan. Steve Stafford said that he would contact Ashley Perrigaud to find out if she would be in the valley any time in the near future and if so, whether she would be able to meet with the rest of the Board. He will then attempt to schedule a Board Meeting that will work for all 5 Board Members. It was noted that it's important to try to get homeowners to utilize their garages for parking of vehicles. The Board then looked at the parking permits and associated documents related to the pending parking permit plan and they approved them subject to subsequent direction from the Board.

113 SILVER STREET – OUTDOOR SMOKER

There was a discussion regarding the outdoor smoker that is kept on a trailer at 113 Silver Street. This smoker is used for a barbeque business that the owner operates and he frequently has it operating behind his house for long periods of time, including overnight. It creates lots of smoke,

which sometimes goes into neighbors' windows and he sometimes uses some kind of vinegar solution, which creates an odor that is objectionable to neighbors. The Board decided that this smoker will no longer be allowed to operate in the neighborhood because the smoke and odor is objectionable to neighbors. The Board also directed Steve Stafford to have the Fire Department look at the smoker and give him their opinion regarding whether it's a fire hazard.

42 STILL WATER – SOLAR DRB APPLICATION

There was a discussion about the DRB application for a solar panel installation at 42 Still Water. The DRB application was approved. Tom Costa suggested that the Condominium Association might be interested in a proposal for installing solar panels on the condominium buildings. Steve Stafford said that he would ask the MRCA Board if they were interested.

UNIT G133 – DOG VARIANCE

There was a discussion regarding the request from the prospective new owners of Unit G133 for a dog variance allowing three dogs. They had previously submitted a letter of reference from their current property manager in Buffalo Ridge Apartments, saying that the three dogs had never been a problem and that the owners were model tenants. Steve Stafford had previously informed the MRPOA Board that the MRCA Board had unanimously approved the variance. The MRPOA Board approved the variance with several conditions: (1) it only applies to the 3 current dogs and (2) the variance can be rescinded at any time if the Board gets complaints from other owners. The 3 current dogs are a yellow lab (65 lbs), a lab mix (30 lbs) and a healer mix that is disabled (three legs, 30 lbs).

APPROVAL OF MINUTES

Steve Stafford had previously emailed the Minutes from the previous Board Meeting to the Board Members. It was decided that they would review them after the Board Meeting and then approve them by email.

FINANCIAL REVIEW

Stephanie McKinnerney presented the most current financial statements, including the May 31, 2015 balance sheet and year-to-date income and expense statement. The Association currently has \$104,534 in replacement reserve funds. Year-to-date net income is under budget by \$3,464. She will review landscape maintenance costs over the summer to decide whether dues need to be increased in 2016. It was noted by Tom Costa that the property is getting to the age when maintenance and repair costs start increasing, just like an older car.

DELIQUENCY REPORT

Stephanie McKinnerney presented the delinquency report. The list of delinquent owners is much lower than in past years. There were only 8 delinquent owners on the list and 4 of those owners are on payment plans to catch up.

PROPERTY TRANSFERS

Stephanie presented a spreadsheet showing the Miller Ranch property transfers from 2013 to the present and another spreadsheet showing Miller Ranch listings and foreclosures at the current time. All Miller Ranch properties that are currently for sale are under contract and there is a long waiting list of potential buyers.

MAINTENANCE AND REPAIRS

Vincent Vigliotti reported that he and Pristine Landscapes are having problems with the irrigation clock. The clock has been replaced but now they're having problems with the electric source. An electrician will be looking at the problem tomorrow.

COMMUNITY BARBEQUE

Stephanie McKinnerney reminded everyone that the community barbeque is from 5 – 7 on the following evening, Wednesday, June 17th. She asked everyone to help and said that the barbeque will be set up at 4:30 p.m.

24 STILL WATER – STORAGE SHED (AKA THE “TIKI BAR”)

Steve Nusbaum asked about the status of the storage shed (aka the “tiki bar”) that was supposed to have been torn down and replaced with a new structure. Vincent Vigliotti said that the demolition had commenced on Monday, June 15th. Steve Stafford said that he had talked to the owner the previous Thursday or Friday and the demolition had been delayed because of bad weather, the owner's busy work schedule and emergency surgery for his wife.

DOG WASTE STATION

Steve Nusbaum said that Kori Grice had asked if an additional dog waste station could be installed along the north bike path, behind the carport building behind Building C of the condominiums. It was decided that a waste bag dispenser would be installed without a waste container. If it appears that the waste container is also needed, it will be added later.

ADJOURNMENT

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

Respectfully submitted,



Steve Stafford, Property Manager