

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 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:

- Travis Siemer (first part of meeting)
- Alex Parsons (middle part of meeting)
- Mary Isom, Association Attorney
- David Probst, Pristine Landscapes
- Steve Stafford, 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.

RULES ENFORCEMENT

The owner of 113 Silver Street addressed the Board regarding the rules violation letters that he had received from Steve Stafford. The most recent letter had included a \$100 fine for non-compliance. He felt very strongly that he was being singled out for enforcement and that the Board was creating a neighbor against neighbor situation with their increased rules enforcement efforts. A lengthy discussion followed. He said that he had complied with the rules just prior to the meeting. The Board was in agreement that they are not looking for reasons to fine owners; they would much prefer compliance. The Board agreed that they would waive the \$100 fine if he has complied with the rules. They directed Slifer Management to verify the compliance.

GARAGE PARKING

The owner of 113 Silver Street pointed out that many of the garages are too small to park large vehicles inside; therefore the rule about using your garage for vehicle parking is unreasonable.

GRASS BERM

The owner of 113 Silver Street said that the grass berm on the south side of the neighborhood used to be mowed on a regular basis, but recently it has only been weed whacked twice a season. He felt strongly that this berm area needs to be mowed more than twice a season.

PARKING PERMIT PLAN

There was a discussion regarding a parking permit plan. The owner of 113 Silver Street said that he doesn't want a parking permit plan. He feels that this would increase problems and animosity between neighbors. Kori Grice said that the owner of 53 Silver Street, has 4 vehicles.

ALLEYS

The owner of 113 Silver Street said that he wanted Eagle County to sweep the alleys. Vincent Vigliotti recommended that he call Gordon at Eagle County Road and Bridge, since the alleys are owned and maintained by Eagle County.

HOUSE PAINTING

The owner of 113 Silver Street said that the yellow house around the corner from his house had been repainted the wrong color.

PLASTIC SHEDS

The owner of 113 Silver Street said that he has a problem with all the plastic sheds in back yards. He wanted to know if they had been approved.

SHED AT 152 MARBLE STREET

The owner of 113 Silver Street asked if the shed at 152 Marble Street had been approved. He was told that it had been approved.

ASSOCIATION WEBSITE

The owner of 113 Silver Street pointed out that the Association website had not been updated for a long time with Association documents. Steve Stafford said that all of the governing documents (Articles of Incorporation, Bylaws, Declaration, Rules and Regulations, etc.) were on the website and that he would update the website with Board Meeting Minutes that had not been placed on the website previously.

LANDSCAPE MAINTENANCE

David Probst gave an update of the landscape maintenance. He presented the safety data sheets for all three of the sprays that are typically used for broadleaf weed control in turf areas. He said that there was not much danger from any of the three sprays. He pointed out that many of the trees and bushes in the neighborhood have scale and aphids. It was decided that deep root feeding would be used in the future to address these problems. The chemical that will be used is Merit instead of Safari. There was a discussion about using imported ladybugs. Dave felt that the main problem with using ladybugs is that there is no way to keep them from leaving the neighborhood. He said that most ladybugs are wild harvested and they have a tendency to migrate elsewhere over time. He said that he was going to try using ladybugs on his property to see how successful it would be. He will report back. The owner of 11 Red Barn arrived at approximately 7 p.m. Dave Probst said that sometimes ladybugs bring their own diseases and

mites. He said that the Merit chemical lasts all season. He said that all chemical applications are subcontracted out. He said that there are approximately 1,800 shrubs in the neighborhood. The plants in the first two phases have the most problems. He said that he was planning on using neem oil, which is organic, in approximately the seven worst areas. The neem oil will be sprayed with backpacks. Neem oil costs about four times as much as regular spray. He said that 2 of the 3 companies that he deals with recommend waiting until spring for systemic root feeding. To do all the trees and bushes the approximate cost will be \$10,500 - \$11,500. Aphids usually come out in June. That's when neem oil would usually be used on the hot spots. Dave tried a new product, called Miracle Gro, and it burned the plants, so he doesn't like it. Dave said that he would get the Board an estimate for using neem oil on the approximate seven hot spots. He said that the wooly aphid has a white body and that there are two types of aphids in the neighborhood. The Board said that they would allow individual homeowners to opt out of spraying programs. It was recommended that an opt out form be sent out in April. It will be necessary to make sure that people understand that they would only be opting out of spraying.

PARKING ENFORCEMENT

There was a discussion about parking enforcement. The Board asked Steve Stafford to try to set up a Board Meeting at which all five Board Members could be present. The discussion regarding parking enforcement was then tabled.

24 STILL WATER

Steve Stafford said that he has had a complaint about the glare from the metal roof on the new shed at 24 Still Water. The Board asked Steve to schedule a time when the Board Members could look at the new shed at 24 Still Water to make sure that it had been built to the specifications that had previously been approved.

65 STILL WATER

There was a brief discussion about the "take a book / leave a book" cabinet that the owner of 65 Still Water has installed on her property. Those present felt that it looked nice. The Board asked Steve Stafford to have the owner submit a DRB application for the cabinet.

WHITE LIGHTS

There was a discussion about the strings of white lights that seem to be increasing in the neighborhood. It was decided that the Board Members would think about this issue and come up with some guidelines to be discussed and possibly approved at the next Board Meeting.

FINANCIAL STATEMENTS

There was a brief discussion about the June 30, 2015 financial statements. Kori asked what the \$3,000 +/- miscellaneous expense was at the last Board Meeting. Steve Stafford said that he would find out from Stephanie McKinnerney. It was suggested that Stephanie should move the LED switchover expense and credit to the replacement reserve. Steve Stafford was asked if the community barbeque was included in miscellaneous expense. He said he thought it was but that he would check with Stephanie.

OPEN SPACE PARK

The owner of 11 Red Barn said that there was a very swampy area in the large open space park and he thought that mosquitos were breeding there.

FRONT ENTRY AREA

The owner of 11 Red Barn said that he was concerned about the plants in the front entry area. Vincent Vigliotti said that Pristine Landscaping is going to move the plants to their nursery for the winter.

CONCRETE SIDEWALKS, CURBS AND DRAINAGE PANS

The owner of 11 Red Barn said that with lots of rain, the sidewalks are starting to heave. He is also concerned about deterioration of the curbs, gutters and drainage pans. Steve Stafford said that most of the curbs, gutters and drainage pans are owned and maintained by Eagle County. He has talked to Gordon with Eagle County Road and Bridge. Eagle County is trying to put curb, gutter and drainage pan replacement in their 2016 budget. The Association's replacement reserve fund is pretty healthy at the current time. The owner of 11 Red Barn said that tree wells along Red Barn Street are settling and sliding towards the street. Steve Stafford said that he would talk to Dave Probst and ask him for an estimate for addressing this problem.

DELINQUENCY REPORT

There was a brief discussion about delinquent accounts. Those present felt that the delinquency situation was pretty good at the current time.

BEAR PROOF TRASH CONTAINERS

There was a discussion about switching to bear proof trash containers as they wear out. Vincent showed the Board several different types. The Board preferred the less expensive one. The Board asked Steve Stafford to ask Eagle County if they would pay for one-half of the cost for new bear proof trash cans along the bike path and if they will supply the dog waste bags. The reasoning behind this request is that those trash cans are used largely by bike path users rather than by Miller Ranch residents.

CONCRETE REPLACEMENT

The proposal from Creteheads for concrete replacement on a section of Wildcat Street was approved. Hopefully, this work will make the sidewalk drain better, which will decrease the danger of people falling on the ice that develops in that area.

RED BARN STREET SIGNS

There was a brief discussion about some of the street signs on Red Barn Street. The signs in question are the ones that the Association installed long ago and which say Miller Ranch Parking Only / No Athletic Field Parking. Mary Isom said that Christina Hooper had told her that these signs needed to be taken down, since the general public has the right to park on the streets in Miller Ranch.

ALLEYS

There was a brief discussion about use of the alleys. One of the Board Members stated that the alleys were becoming "party central".

FALL AVALANCHE PARTY

There was a brief discussion about the "Avalanche Party" that the owner of 50 Round Up hosts in the fall every year at his house. Steve Stafford was directed to check with the Association's insurance agent as to whether the owner should provide insurance coverage related to this event.

STILL WATER TREES

The Board asked Steve Stafford to have Pristine Landscapes prune the trees that hang over Still Water Street. They currently hang so low that they brush the tops of tall trucks.

ADJOURNMENT

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

Respectfully submitted,



Steve Stafford, Property Manager