

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 18, 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
- Tom Costa

Other persons in attendance were as follows:

- Gregory Willis (arrived at 6:33 p.m.)
- 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 four out of five Board Members present, there was a quorum.

MINUTES

Steve Stafford had previously emailed the Minutes from the July 14, 2015 Board Meeting to the Board Members. Those present directed Steve to identify which trash containers he was referring to and to also identify the manufacturer and model of the trash containers that had been approved by the Board. They also directed Steve to remove Sean Hannigan's name out of the Minutes and to identify the name of the entity that Sean's annual fall party benefits. That entity is the Colorado Avalanche Information Center. The Board then approved the Minutes subject to those changes being made.

PARKING ENFORCEMENT

It was noted that Mary Isom, the Association's attorney, had previously informed the Board that Eagle County had told her that the signs that said "Miller Ranch Parking Only – No Athletic Field Parking", and which had been installed many years ago by the Association, had to be taken down. The streets in the Miller Ranch neighborhood are public streets, owned and maintained by Eagle County, and the signs are misleading to the general public. The Board directed Slifer Management Company to send a letter to all Red Barn residents telling them that we have to take down the signs because of the false information that is being given out by the signs. Steve

Stafford said that he or Mary Isom would talk to Eagle County about replacing the signs with ones that only said “No Athletic Field Parking” , “No Athletic Field Drop-Off” or something similar. The Board directed Slifer Management Company to take down all of the signs, which are currently located along Red Barn Street and at the entrances to the Miller Ranch neighborhood. Since the Association is trying to replace the signs with some new ones with different language, the Board said to take down the signs but to leave the sign posts for now.

10 ROUND UP

There was a discussion about the situation with rules enforcement at 10 Round Up. Steve Nusbaum said that he had spoken with the property owner and that he felt that he was being singled out. It was noted in the meeting that warning letters have been given to other owners in the neighborhood and that this particular owner is not being singled out. Sometimes the rules violations at a particular property are more noticeable than at other properties, so that property often gets a warning letter before some other properties get one. But the intent is to treat all owners the same.

WEEDS

It was noted that many owners are not weeding the visible parts of their properties, especially in private parking spaces. The Board directed Slifer Management Company to send emails to these owners telling them that they need to weed their properties.

TURF SPRAYING

It was noted that there are quite a few areas where broadleaf weeds, dandelions, thistles, etc. are becoming more prevalent. Dave Probst said that an application of post emergent weed and feed spray is scheduled to be done soon. The Board asked Dave to give Slifer Management Company as much lead time as possible so that they could get notice out before the spraying.

LANDSCAPE MAINTENANCE

It was noted that because Pristine Landscapes used so many hours getting the neighborhood ready for the 4th of July holiday weekend, they had to cut back on weeding hours in August to keep from running over budget. It was noted that two different arborists are going to look at the tree situation in front of 59 Wildcat. Three different trees have died there. The last time that a new tree was installed there, Pristine Landscapes even replaced the soil. The arborists are going to look at the current tree, which is dying, and they are also going to test the soil. Dave Probst is afraid that there may be a radon leak up through the ground in that location and if that’s the case, there’s really nothing that can be done about it. One of the arborists, with Swingle Tree, is going to give the Association another proposal for treating the trees and bushes next year.

FINANCIAL REPORT

Stephanie McKinnerney presented the financial report including the July 31, 2015 income and expenses statement, year-to-date budget comparison, balance sheet and aged receivables statement. Stephanie said that she will be meeting with David Probst to go over the landscape maintenance expenses, especially the irrigation repairs. She said that the expenses and credit related to the switch to LED light fixtures were moved to the replacement reserve. Stephanie said that after getting previous input from the Board, she had informed the owner of Unit H236, Mill Lofts, that her late fees would not be waived.

PARKING PERMIT PLAN

There was a discussion regarding implementation of a parking permit plan. Jamie Pappas brought a copy of the original Miller Ranch parking plan to show where parking is allowed. The Board directed Slifer Management to have Mary Isom talk to Eagle County and to ask them if they would put up NO PARKING signs in the no parking areas shown on the parking map. This would include the alleys and the sides of some streets. Additionally, they want Mary to ask Eagle County if they would be willing to make the streets permit parking only from 10 PM to 5 AM. This is similar to what is done in Basalt, El Jebel and many other mountain towns.

SPEEDING

There was a discussion regarding people who speed through the neighborhood, ignoring the speed limit. A suggestion was made to ask the Sheriff's Department for temporary intense enforcement now and then. Another suggestion was to paint large SLOW DOWN – 10 MPH signs on the streets. It was noted that Eagle County really doesn't want speed bumps because of the problems that they cause for their snowplows. People would still speed between the speed bumps. A suggestion was made to bring in several portable flashing speed radar signs.

WHITE LIGHTS

There was a discussion regarding strings of white lights, which seem to becoming more prevalent in the neighborhood. It was suggested that a rule be implemented that requires them to be turned off at 10 PM. Another suggestion was that they not be allowed to be hung out in the open. Another suggestion was that a DRB application should be submitted before installation of these types of lights.

24 STILL WATER SHED

The shed at 24 Still Water was approved but the metal roof needs to be painted because of a complaint about sun glare from the roof.

125 TAMES CREEK PLAYHOUSE

There was a brief discussion about the playhouse at 125 Tames Creek. The discussion was tabled until a later date.

ADJOURNMENT

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

Respectfully submitted,



Steve Stafford, Property Manager