

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
SEPTEMBER 8, 2015**

**MINUTES**

**CALL TO ORDER**

Steve Nusbaum called the meeting to order at 6:05 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:

- Mary Isom, Association Attorney
- Steve Stafford, Slifer Management Company
- Stephanie McKinnerney, Slifer Management Company
- Vincent Vigliotti, Slifer Management Company

**QUORUM FOR MEETING**

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

**15 STILL WATER**

The Board directed Slifer Management Company to contact the owners of 15 Still Water regarding construction debris that has been on the property since April. It needs to be removed.

**17 STILL WATER**

The Board directed Slifer Management Company to contact the owner of 17 Still Water regarding a structure that has been installed behind the house. It looks like a small silo or water tower. No DRB application has been submitted for this structure.

**WEED AND FEED**

There was a brief discussion about the weed and feed spraying that was scheduled for the morning of September 9, 2015. Vincent Vigliotti had sent out a broadcast email to all owners advising them of the spraying and giving individual owners the opportunity to opt out of the spraying on their individual properties. Five owners had requested to opt out and one of those owners was a condominium owner, who could not opt out because the turf areas around the condominium buildings are not individually owned. It was noted that 5 opt out requests out of 289 owners was a very low percentage of the membership of the Association. It was also noted

that WECMRD has not gotten any complaints about their spraying program that they do on the Freedom Park athletic fields. The spraying at Miller Ranch will start between 9 and 10 a.m.

#### PARKING PERMIT PLAN

There was a discussion regarding implementation of a parking permit plan. Mary Isom said that she had talked to Christina Hooper at Eagle County and Christina had talked to others in Eagle County government in the Road and Bridge Department, County Attorney's office and others. The response that Mary got from Christina was pretty negative. Eagle County said no to permit parking only from 10 p.m. to 5 a.m. on the streets, as the Board had previously proposed. They also said no to putting up three signs on Red Barn Street and one sign at each main entrance that say NO ATHLETIC FIELD PARKING. Mary is still expecting to hear back from Christina regarding enforcement of no parking regulations in the alleys. It was noted that if everyone parked in their garages and carports, considerably more parking space would be freed up on the streets and in MRPOA and MRCA parking spaces. The Board directed Slifer Management Company to increase enforcement of the garage parking rule. The Board then voted unanimously to go ahead and implement the parking permit plan that had previously been approved and then delayed. The Board directed Slifer Management Company to ask the Sheriff's Department to increase safety violation enforcement. This would include such violations as parking too close to stop signs and fire hydrants, parking in No Parking zones and speeding. The Board directed Slifer Management Company to send out a nice letter to members of the Association. The letter should mention the previous letter that was sent out in March asking for voluntary compliance with the rules, that there were still too many owners violating the rules and that the Board basically has no choice but to implement a parking permit plan. The Board will review the letter before it's sent out. Enforcement of the parking permit plan will start on November 1, 2015. The Board decided to have two or three times when Slifer Management Company will do parking permit sign-ups. In addition, owners can sign up at the Slifer Management Company offices.

#### EVENT ROOM

There was a brief discussion about the Event Room. Stephanie McKinnerney pointed out that the Association loses money on the Event Room now that some of the regular renters like the Vail Valley Bridge Club no longer rent the room. The Board directed Steve Stafford to review the lease between the Association and Eagle County and to terminate the lease as soon as possible.

#### PAYMENT PLANS

There was a discussion about payment plans with delinquent owners. The Board directed Steve Stafford to look up the most current HOA law about payment plans. There was a question as to whether required payment plans had a minimum or maximum term of six months.

#### MINUTES

Steve Stafford had previously emailed the Minutes from the August 18, 2015 Board Meeting to the Board Members. There was a brief discussion about the Minutes. The Minutes were then approved.

#### FINANCIAL STATEMENTS

Stephanie McKinnerney had previously emailed the August, 2015 financial statements to the Board Members. Those financial statements included the August 31, 2015 balance sheet and the

income and expense statement, including year-to-date budget comparisons. There was a brief discussion regarding the financial statements. Stephanie said that David Probst, owner of Pristine Landscapes, had met with her and they had gone over all of Pristine's invoices. She had moved \$5,600 of landscape maintenance expenses to the replacement reserve. Those costs were for investigation of problems related to the timer clock and the subsequent replacement of the timer clock. The scrubber valves have needed lots of replacement this year because of debris in the irrigation water.

#### DELINQUENCY REPORT

Stephanie McKinnerney had previously emailed the August 31, 2015 delinquency report to the Board Members. There was a brief discussion regarding the delinquency report.

#### IRRIGATION

Vincent Vigliotti reported that the irrigation system would be blown out and winterized on approximately October 1, 2015.

#### TREE WELLS

It was noted that the rebuilt tree wells on Red Barn Street look nice.

#### WEEDS

The Board directed Slifer Management Company to have Pristine Landscapes cut the weeds around the utility boxes.

#### LANDSCAPE MAINTENANCE

There was a brief discussion regarding landscape maintenance. Those present thought that Pristine Landscapes is doing a great job overall. Most of the comments that have been received by Board Members and by management have been positive. The mountain ash trees seem to be doing well.

#### SNOW REMOVAL

There was a brief discussion regarding snow removal for the upcoming season. The Board directed Slifer Management Company to bid out the snowplowing. They are probably ok with Simon Property Services for the snow shoveling, but they want to look at his bid before making a decision.

#### 134 MARBLE STREET

The Board directed Slifer Management Company to contact the owners of 134 Marble Street about a dead car in their back yard. It needs to be removed or made operable.

#### ANNUAL MEETING

There was a discussion regarding the Annual Meeting. It was decided that the meeting would be at 6:30 p.m. on January 12, 2016. It was suggested that the Miller Ranch Townhome Association could follow at 7:30 p.m. on the same night, but that is up to the Board of Directors of that Association.

53 RED BARN STREET

There was a brief discussion regarding the DRB approval for the shed in the back yard at 53 Red Barn Street. Several owners have asked about that shed in recent months. The Board directed Steve Stafford to review the DRB application and approval to see if all conditions of the approval were completed.

125 TAMES CREEK

There was a brief discussion regarding the playhouse that was constructed at 125 Tames Creek. The playhouse had been built prior to submittal of any DRB application. The owners submitted the application after they were reminded that they had to submit one. The Board approved the playhouse with several conditions. Those conditions are as follows: (1) the owners must pay a \$100 fine for not getting prior DRB approval and (2) the playhouse has to be removed if and when the property is sold to a new owner.

ADJOURNMENT

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

Respectfully submitted,



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Steve Stafford, Property Manager