

Slifer Management Company

Property Management & Leasing

January 13, 2018

OFFICIAL NOTICE

Annual Meeting of the Members
Miller Ranch Townhome Association

Dear Owner:

Please be advised that the Board of Directors (also known as the Executive Board) for the Miller Ranch Townhome Association has set the place, date and time for the Annual Meeting of the Members. Notice is hereby given that the Annual Meeting shall be held at the place, date and time as set forth below:

Place: Event Room, Miller Ranch Community Center

Date: Tuesday, January 23, 2018

Time: 7:30 P.M.

If you are interested in serving on the Board of Directors, please let me know as soon as possible so that your name can be placed on the ballot. A brief resume of your background and the reasons that you would like to be a Board Member would also be helpful. Each member that would like to be considered for election as a Board Member will be given an opportunity to address the homeowners present at the meeting prior to the election.

If you are unable to attend the meeting in person, please complete and sign the enclosed proxy and return it to me prior to the meeting. It is very important to return a proxy if you can't attend the meeting in person, in order to make sure that a quorum is reached.

If you have any questions or comments about the Annual Meeting, don't hesitate to contact me by email at sstafford@slifermgmt.com or at the numbers listed below. You may also find answers to your questions at the Miller Ranch website at www.millerranchhoa.com.

Sincerely,



Steve Stafford
Managing Broker

P.O. Box 2264, Edwards, CO 81632
0105 Edwards Village Boulevard, Suite G-206, Edwards, CO 81632
Telephone: (970) 926-7911 Telefax: (970) 926-7914

MILLER RANCH TOWNHOME ASSOCIATION

PROXY

The undersigned hereby appoints _____
(current President if blank is not filled in) with full power of substitution, the proxy of the undersigned to represent and vote the membership of the Association identified above, which the undersigned would be entitled to vote, if then personally present at the meeting of members to be held at 7:30 p.m. on January 23, 2018, or at any adjournments thereof, on the election of directors and in the transaction of such other business as may properly come before said meeting or any adjournment thereof and hereby revokes any prior authorization to vote such membership heretofore given by the undersigned to anyone.

Home Location _____
(Street Address)

Owner(s) _____

Owner's Mailing Address _____

Owner's Signature _____

Owner's Signature _____

Date _____

Witnessed By _____

Signature of Witness _____

MILLER RANCH TOWNHOME ASSOCIATION

ANNUAL HOMEOWNERS MEETING
JANUARY 23, 2018

AGENDA

1. ROLL CALL AND CERTIFYING OF PROXIES
2. ESTABLISHMENT OF QUORUM
3. APPROVAL OF MINUTES FROM PREVIOUS ANNUAL HOMEOWNERS MEETING
4. FINANCIAL REPORT
5. APPROVAL OF 2018 BUDGET
6. ELECTION OF BOARD MEMBERS
7. MAINTENANCE AND REPAIRS
8. MISCELLANEOUS
9. ADJOURNMENT

11:33 AM
01/11/18
Accrual Basis

Miller Ranch Townhome Association
Balance Sheet
As of December 31, 2017

	<u>Dec 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
MRTA - Operating - FirstBank	61,681.03
MRTA - Reserve - FirstBank	87,464.93
Total Checking/Savings	<u>149,145.96</u>
Accounts Receivable	
Accounts Receivable	-750.97
Total Accounts Receivable	<u>-750.97</u>
Other Current Assets	
Prepaid Insurance	13,574.00
Suspense	3,926.18
Undeposited Funds	511.34
Total Other Current Assets	<u>18,011.52</u>
Total Current Assets	<u>166,406.51</u>
TOTAL ASSETS	<u><u>166,406.51</u></u>
LIABILITIES & EQUITY	
Equity	
Replacement Reserve	
Reserve Fund Balance-Prior Y...	87,388.92
Total Replacement Reserve	87,388.92
Working Capital	18,178.06
Net Income	60,839.53
Total Equity	<u>166,406.51</u>
TOTAL LIABILITIES & EQUITY	<u><u>166,406.51</u></u>

Miller Ranch Townhome Association
Profit & Loss Budget Performance
 January through December 2017

	<u>Jan - Dec 2017</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
Common Assessment	53,268.84	53,268.77	53,268.77
Finance Charge Income	-395.08	0.00	0.00
Interest Income	76.01	100.00	100.00
Total Income	<u>52,949.77</u>	<u>53,368.77</u>	<u>53,368.77</u>
Expense			
Accounting - Tax Return Prep	500.00	500.00	500.00
Bank Charges	0.00	100.00	100.00
Insurance Expense	11,972.00	11,972.00	11,972.00
Legal/Professional Fees	0.00	100.00	100.00
Lighting Supply and Maintenance	153.66	250.00	250.00
Miscellaneous Expense	45.00	200.00	200.00
Painting & Staining	0.00	2,000.00	2,000.00
Property Management Fees	20,112.00	20,112.00	20,112.00
Repair and Maintenance	1,588.33	5,584.77	5,584.77
Roof Snow Removal	5,750.00	12,300.00	12,300.00
Website	239.33	250.00	250.00
Total Expense	<u>40,360.32</u>	<u>53,368.77</u>	<u>53,368.77</u>
Net Ordinary Income	<u>12,589.45</u>	<u>0.00</u>	<u>0.00</u>
Other Income/Expense			
Other Income			
Reserve Fund Assessment	48,250.08	48,250.08	48,250.08
Total Other Income	<u>48,250.08</u>	<u>48,250.08</u>	<u>48,250.08</u>
Other Expense			
Replacement reserve expense			
Replacement reserve expense - O	0.00	16,628.00	16,628.00
Total Replacement reserve expense	<u>0.00</u>	<u>16,628.00</u>	<u>16,628.00</u>
Total Other Expense	<u>0.00</u>	<u>16,628.00</u>	<u>16,628.00</u>
Net Other Income	<u>48,250.08</u>	<u>31,622.08</u>	<u>31,622.08</u>
Net Income	<u>60,839.53</u>	<u>31,622.08</u>	<u>31,622.08</u>

	2017 ACTUAL YEAR-END	2017 APPROVED BUDGET	2018 PROPOSED BUDGET
OPERATING INCOME			
Common Assessment	53,268.84	53,268.77	50,476.00
Finance Charge Income	(395.08)	0.00	0.00
Interest Income	76.01	100.00	100.00
TOTAL OPERATING INCOME	52,949.77	53,368.77	50,576.00
OPERATING EXPENSES			
Accounting-Tax Return Prep	500.00	500.00	500.00
Bank Charges	0.00	100.00	100.00
Insurance	11,972.00	11,972.00	13,574.00
Legal/Professional	0.00	100.00	100.00
Lighting Supply and Maintenance	153.66	250.00	200.00
Miscellaneous Expense	45.00	200.00	200.00
Painting & Staining	0.00	2,000.00	1,500.00
Property Management Fees	20,112.00	20,112.00	20,112.00
Repairs & Maintenance	1,568.33	5,564.77	5,500.00
Roof Snow Removal	5,750.00	12,300.00	6,550.00
Website	239.33	250.00	240.00
TOTAL OPERATING EXPENSES	40,360.32	53,368.77	50,576.00
NET ORDINARY INCOME	12,589.45	0.00	0.00
OTHER INCOME			
Reserve Fund Assessment	48,250.08	48,250.08	48,791.00
TOTAL OTHER INCOME	48,250.08	48,250.08	48,791.00
OTHER EXPENSES			
Repair and/or install new heat tape	0.00	4,120.00	4,120.00
Remove & replace wood fence	0.00	9,766.00	9,766.00
Seal Coat & Crack Fill	0.00	2,742.00	2,742.00
TOTAL OTHER EXPENSES	0.00	16,628.00	16,628.00
TOTAL OTHER INCOME/EXPENSE	48,250.08	31,622.08	32,163.00
NET INCOME	60,839.53	31,622.08	32,163.00

2018 Proposed Combined Assessments

	2017 Current Monthly Assessment	2017 Current Annual Assessment	2018 Proposed Monthly Assessment	2018 Proposed Annual Assessment	Monthly \$ Variance	Annual \$ Variance	Percent Variance
2 Bedroom Interior	\$ 158.32	\$ 1,899.84	\$ 158.32	\$ 1,899.87	\$ 0.00	\$ 0.03	0.00%
3 Bedroom Interior	\$ 170.59	\$ 2,046.72	\$ 170.56	\$ 2,046.67	\$ (0.00)	\$ (0.05)	0.00%
3 Bedroom Exterior	\$ 186.34	\$ 2,236.08	\$ 186.34	\$ 2,236.09	\$ 0.00	\$ 0.01	0.00%

2018 Proposed Operating Assessments

	2017 Current Monthly Assessment	2017 Current Annual Assessment	2018 Proposed Monthly Assessment	2018 Proposed Annual Assessment	Monthly \$ Variance	Annual \$ Variance	Percent Variance
2 Bedroom Interior	\$ 80.17	\$ 962.04	\$ 80.51	\$ 966.06	\$ 0.34	\$ 4.02	0.42%
3 Bedroom Interior	\$ 84.19	\$ 1,010.28	\$ 86.73	\$ 1,040.76	\$ 2.54	\$ 30.48	3.02%
3 Bedroom Exterior	\$ 99.99	\$ 1,199.93	\$ 94.75	\$ 1,137.02	\$ (5.24)	\$ (62.91)	-5.24%

2018 Proposed Reserve Assessments

	2017 Current Monthly Assessment	2017 Current Annual Assessment	2018 Proposed Monthly Assessment	2018 Proposed Annual Assessment	Monthly \$ Variance	Annual \$ Variance	Percent Variance
2 Bedroom Interior	\$ 78.15	\$ 937.80	\$ 77.82	\$ 933.81	\$ (0.33)	\$ (3.99)	-0.43%
3 Bedroom Interior	\$ 86.37	\$ 1,036.44	\$ 83.84	\$ 1,006.02	\$ (2.53)	\$ (30.42)	-2.53%
3 Bedroom Exterior	\$ 91.98	\$ 1,103.76	\$ 91.59	\$ 1,099.07	\$ (0.39)	\$ (4.69)	-0.45%

Miller Ranch Townhome Association
2018 Proposed Assessment Breakdown

Street Address	Lot Number	Allocated Interest	2017 Current Monthly Operating Assessment	2018 Preliminary Monthly Operating Assessment	Variance \$	2017 Current Monthly Reserve Assessment	2018 Preliminary Monthly Reserve Assessment		2017 Combined Operating & Reserve	2018 Combined Operating & Reserve	Total Combined Variance \$\$	
0052 Flat Top	65	2F	2.2526%	\$99.99	\$94.75	-\$5.24	\$86.35	\$91.59	3 Bed Ext	\$186.34	\$186.34	\$0.00
0048 Flat Top	66	2E	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$77.82	2 Bed Int	\$158.33	\$158.32	\$0.00
0042 Flat Top	67	2D	2.0619%	\$91.53	\$86.73	-\$4.80	\$79.04	\$83.84	3 Bed Int	\$170.57	\$170.57	\$0.00
0038 Flat Top	68	2C	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$77.82	2 Bed Int	\$158.33	\$158.32	\$0.00
0034 Flat Top	69	2B	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$77.82	2 Bed Int	\$158.33	\$158.32	\$0.00
0030 Flat Top	70	2A	2.2526%	\$99.99	\$94.75	-\$5.24	\$86.35	\$95.81	3 Bed Ext	\$186.34	\$190.56	\$4.22
0020 Flat Top	71	1E	2.2526%	\$99.99	\$94.75	-\$5.24	\$86.35	\$95.81	3 Bed Ext	\$186.34	\$190.56	\$4.22
0018 Flat Top	72	1D	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0016 Flat Top	73	1C	2.0619%	\$91.53	\$86.73	-\$4.80	\$79.04	\$87.70	3 Bed Int	\$170.57	\$174.43	\$3.86
0014 Flat Top	74	1B	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0012 Flat Top	75	1A	2.2526%	\$99.99	\$94.75	-\$5.24	\$86.35	\$95.81	3 Bed Ext	\$186.34	\$190.56	\$4.22
0003 Cross Timber	76	3A	2.2526%	\$99.99	\$94.75	-\$5.24	\$86.35	\$95.81	3 Bed Ext	\$186.34	\$190.56	\$4.22
0009 Cross Timber	77	3B	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0015 Cross Timber	78	3C	2.0619%	\$91.53	\$86.73	-\$4.80	\$79.04	\$87.70	3 Bed Int	\$170.57	\$174.43	\$3.86
0021 Cross Timber	79	3D	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0027 Cross Timber	80	3E	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0033 Cross Timber	81	3F	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0039 Cross Timber	82	3G	2.2526%	\$99.99	\$94.75	-\$5.24	\$86.35	\$95.81	3 Bed Ext	\$186.34	\$190.56	\$4.22
0112 Marble Street	104	7H	2.2526%	\$99.99	\$94.75	-\$5.24	\$86.35	\$95.81	3 Bed Ext	\$186.34	\$190.56	\$4.22
0106 Marble Street	105	7G	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0100 Marble Street	106	7F	2.0619%	\$91.53	\$86.73	-\$4.80	\$79.04	\$87.70	3 Bed Int	\$170.57	\$174.43	\$3.86
0094 Marble Street	107	7E	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0088 Marble Street	108	7D	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0082 Marble Street	109	7C	2.0619%	\$91.53	\$86.73	-\$4.80	\$79.04	\$87.70	3 Bed Int	\$170.57	\$174.43	\$3.86
0076 Marble Street	110	7B	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0070 Marble Street	111	7A	2.2526%	\$99.99	\$94.75	-\$5.24	\$86.35	\$95.81	3 Bed Ext	\$186.34	\$190.56	\$4.22
0058 Marble Street	112	6H	2.2526%	\$99.99	\$94.75	-\$5.24	\$86.35	\$95.81	3 Bed Ext	\$186.34	\$190.56	\$4.22
0052 Marble Street	113	6G	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0046 Marble Street	114	6F	2.0619%	\$91.53	\$86.73	-\$4.80	\$79.04	\$87.70	3 Bed Int	\$170.57	\$174.43	\$3.86
0040 Marble Street	115	6E	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0034 Marble Street	116	6D	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0028 Marble Street	117	6C	2.0619%	\$91.53	\$86.73	-\$4.80	\$79.04	\$87.70	3 Bed Int	\$170.57	\$174.43	\$3.86
0022 Marble Street	118	6B	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0018 Marble Street	119	6A	2.2526%	\$99.99	\$94.75	-\$5.24	\$86.35	\$95.81	3 Bed Ext	\$186.34	\$190.56	\$4.22
0011 Tames Creek	136	5H	2.2526%	\$99.99	\$94.75	-\$5.24	\$86.35	\$95.81	3 Bed Ext	\$186.34	\$190.56	\$4.22
0015 Tames Creek	137	5G	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0017 Tames Creek	138	5F	2.0619%	\$91.53	\$86.73	-\$4.80	\$79.04	\$87.70	3 Bed Int	\$170.57	\$174.43	\$3.86
0019 Tames Creek	139	5E	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0021 Tames Creek	140	5D	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0025 Tames Creek	141	5C	2.0619%	\$91.53	\$86.73	-\$4.80	\$79.04	\$87.70	3 Bed Int	\$170.57	\$174.43	\$3.86
0027 Tames Creek	142	5B	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0035 Tames Creek	143	5A	2.2526%	\$99.99	\$94.75	-\$5.24	\$86.35	\$95.81	3 Bed Ext	\$186.34	\$190.56	\$4.22
0045 Tames Creek	144	4G	2.2526%	\$99.99	\$94.75	-\$5.24	\$86.35	\$95.81	3 Bed Ext	\$186.34	\$190.56	\$4.22
0051 Tames Creek	145	4F	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0055 Tames Creek	146	4E	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0061 Tames Creek	147	4D	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0065 Tames Creek	148	4C	2.0619%	\$91.53	\$86.73	-\$4.80	\$79.04	\$87.70	3 Bed Int	\$170.57	\$174.43	\$3.86
0069 Tames Creek	149	4B	1.9139%	\$84.96	\$80.51	-\$4.45	\$73.37	\$81.41	2 Bed Int	\$158.33	\$161.91	\$3.59
0075 Tames Creek	150	4A	2.2526%	\$99.99	\$94.75	-\$5.24	\$86.35	\$95.81	3 Bed Ext	\$186.34	\$190.56	\$4.22
			100.00%	\$4,439.19	\$4,206.46	-\$232.74	\$3,833.44	\$4,234.68		\$8,272.64	\$8,441.14	\$168.50

**Miller Ranch Townhome Association
Profit & Loss
January through December 2017**

	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	TOTAL
Ordinary Income/Expense													
Income													
Common Assessment	4,251.63	4,251.63	4,251.63	6,501.79	4,251.52	4,251.52	4,251.52	4,251.52	4,251.52	4,251.52	4,251.52	4,251.52	53,268.84
Finance Charge Income	65.16	60.23	31.82	24.79	45.02	63.21	57.28	50.29	31.86	20.28	0.00	-842.82	-395.08
Interest Income	5.70	4.99	5.75	5.37	6.32	5.75	5.84	7.43	6.95	7.87	7.19	6.95	76.01
Total Income	4,822.49	4,316.85	4,289.20	6,531.95	4,300.86	4,320.48	4,314.74	4,309.24	4,290.13	4,279.47	4,258.71	3,415.65	52,948.77
Expense													
Accounting - Tax Return Prep	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Insurance Expense	997.67	997.67	997.67	997.67	997.67	997.67	997.67	997.67	997.67	997.67	997.67	997.67	11,972.00
Legal/Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lighting Supply and Maintenance	53.66	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	153.66
Miscellaneous expense	0.00	0.00	0.00	0.00	10.00	0.00	0.00	35.00	0.00	0.00	0.00	0.00	45.00
Property Management Fees	1,676.00	1,676.00	1,676.00	1,676.00	1,676.00	1,676.00	1,676.00	1,676.00	1,676.00	1,676.00	1,676.00	1,676.00	20,112.00
Repair and Maintenance	380.00	0.00	56.07	0.00	312.26	80.00	758.00	0.00	0.00	0.00	0.00	0.00	1,588.33
Roof Snow Removal	0.00	5,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,750.00
Website	0.00	0.00	0.00	0.00	0.00	23.33	0.00	0.00	0.00	216.00	0.00	0.00	239.33
Total Expense	3,107.33	8,423.67	2,831.74	2,673.67	2,885.93	3,263.67	3,455.00	2,708.67	2,673.67	2,889.67	2,673.67	2,873.63	40,360.32
Net Ordinary Income	1,215.16	-4,106.82	1,457.46	3,858.28	1,314.83	1,056.81	859.74	1,600.57	1,616.46	1,389.80	1,585.04	742.02	12,589.45
Other Income/Expense													
Other Income	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	48,250.08
Reserve Fund Assessment	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	4,020.84	48,250.08
Total Other Income	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	96,500.16
Other Expense													
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Other Income	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	8,041.68	96,500.16
Net Income	5,236.00	-85.98	5,478.30	7,879.12	5,335.77	5,077.65	4,880.58	5,621.41	5,637.30	5,410.64	5,605.88	4,762.86	60,839.53

**MILLER RANCH TOWNHOME ASSOCIATION
ANNUAL HOMEOWNERS MEETING
MARCH 28, 2017**

MINUTES

CALL TO ORDER

Steve Stafford, Property Manager for the Association, called the meeting to order at 7:30 p.m. The meeting was held in the Event Room on the second floor of the Miller Ranch Community Center.

ATTENDANCE

The following Board Members were in attendance:

- Laura Dziadosz, 42 Flat Top
- Kori Grice Beckman, 65 Tames Creek
- Jim Edwards, 27 Cross Timber
- Eric Blitzstein, 100 Marble
- Bill Lansdowne, 12 Flat Top

Other members in attendance were as follows:

- Simone Reatti, 17 Tames Creek
- Erica Kirk, 16 Flat Top
- Dave and Stacy Thibedeau, 11 Tames Creek
- Kris Larsen, 112 Marble

Members in attendance by proxy were as follows:

- Linda Chase, 70 Marble, by proxy to Kori Grice Beckman

Others in attendance were as follows:

- Steve Stafford, Slifer Management Company
- Heidi Hanson, Slifer Management Company
- Vincent Vigliotti, Slifer Management Company

LIGHTED PATHWAYS

Mourghan Ridenour gave a presentation about lighted pathways, school crossings, etc. Grants might be available for this work. She is looking for organizations to partner with. The subject area is from Colorado Mountain College to Red Canyon School. Eco-friendly lighting would be used. This lighting would make the pedestrian walkways much safer. Grants might be possible through Eagle County, Eco-Trails, GoCo, etc. One option might be push button flashing lights at all crosswalks. Timers might be an option. There was some discussion about the extra lighting making stars more difficult to see at night.

EAGLE VALLEY LAND TRUST

Jessica Foulis gave a presentation about the work being done by the Eagle Valley Land Trust. She handed out brochures and flyers related to their organization and their work. Their goal is to save the land for people forever. Eagle River Preserve, Miller Ranch Open Space, West Avon Preserve and the Homestead Conservation and Public Recreation Project are some of their more recent projects. They try to protect the character of the community. They do lots of community outreach. They also do ranching heritage tours. They do a Legacy Festival. They work to improve wetlands protection by creating riparian buffer zones.

EAGLE COUNTY HOUSING REPORT

Kim Bell Williams gave a presentation about Miller Ranch sales. They've had 3 listings so far in 2017. The potential buyers list has about 121 persons on it at the current time. Prices are going up at least 3% - 6% per year. She suggested that if people want to sell their homes, they should probably replace the carpet, since it's about 12 years old now and buyers notice that. The most important thing when selling a home is to keep it clean and nice for all showings.

APPROVAL OF MINUTES

Steve Stafford had previously emailed, mailed or hand delivered copies of the Minutes from last year's Annual Meeting to all members of the Association. He asked those present if anyone had any questions or comments regarding the Minutes. No one had any questions or comments. The Minutes were then approved.

FINANCIAL REPORT

Steve Stafford had previously emailed, mailed or hand delivered copies of the December 31, 2016 balance sheet and profit and loss budget comparison to all members of the Association. Heidi Hanson went over the financial statements and asked if there were any questions or comments. There was a brief discussion, after which the meeting moved on to the 2017 proposed budget.

2017 PROPOSED BUDGET

Heidi Hanson went over the 2017 proposed budget, which had previously been emailed, mailed or hand delivered to all members of the Association. A brief discussion followed. It was noted that the proposed operating dues would remain the same but the proposed replacement reserve dues would increase by 15% in accordance with the replacement reserve study that was previously done by Borne Engineering. The proposed 2017 budget was then approved.

BOARD MEMBER ELECTION

Steve Stafford informed those present that Bill Lansdowne's three year term would expire at this Annual Meeting. Bill indicated that he would be interested in running for reelection. Steve Stafford said that Erica Kirk had indicated that she would like to be a Board Member. Steve distributed a flyer that Erica had given him that gave the owners information about her background and why she would like to be a Board Member. Steve gave Bill and Erica a chance to address those present. Steve asked if anyone else was interested in being a Board Member. No one else indicated an interest, so Steve distributed the ballots and asked everyone to fill them out and turn them in. After a vote tally of the ballots, it was determined that Bill Lansdowne had

been reelected for another three year term which will expire at the Annual Meeting held in January or February of 2020.

MAINTENANCE AND REPAIRS

Vincent Vigliotti gave a presentation regarding maintenance and repairs. A brief discussion followed.

ADJOURNMENT

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

Respectfully Submitted,

Steve Stafford, Property Manager