

**MILLER RANCH TOWNHOME ASSOCIATION  
ANNUAL HOMEOWNERS MEETING  
JANUARY 12, 2016**

**MINUTES**

**CALL TO ORDER**

Steve Stafford, Community Manager for the Association, called the meeting to order at 7:45 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, 65 Tames Creek
- Jim Edwards, 27 Cross Timber
- Eric Blitzstein, 100 Marble
- Bill Lansdowne, 12 Flat Top

Other members in attendance were as follows:

- Bryan Webster, 88 Marble
- Simone Reatti, 17 Tames Creek

Members in attendance by proxy were as follows:

- Chris Brook, 20 Flat Top, by proxy to Bill Lansdowne

Others in attendance were as follows:

- Steve Stafford, Slifer Management Company
- Stephanie McKinnerney, Slifer Management Company
- Vincent Vigliotti, Slifer Management Company

**MINUTES FROM PREVIOUS ANNUAL MEETING**

The Minutes from the January 14, 2015 Annual Meeting had previously been distributed to all members of the Association by email or hand delivery. There was a brief discussion regarding the Minutes. It was noted that Kori Grice had attended the meeting but was not mentioned in the Minutes. There were no other changes. The Minutes were then approved.

**FINANCIAL REPORT**

Stephanie McKinnerney gave a presentation regarding the most current financial statements, which included the December 31, 2015 balance sheet and income statement, including year-to-date budget comparisons. A brief discussion followed.

#### 2016 PROPOSED BUDGET

Stephanie McKinnerney gave a presentation regarding the year-end financial statements and the proposed 2016 budget. There was some discussion about increasing the replacement reserve fund to cover future large expenses. Those present voted in favor of increasing the total dues (operating plus replacement reserve) by 10% with the additional income going to the replacement reserve fund. Those present then approved the 2016 budget including the 10% increase in total dues. Those present also voted to roll the 2015 net income into the replacement reserve fund.

#### BOARD MEMBER ELECTION

Steve Stafford informed those present that Kori Grice's three year term would expire at this Annual Meeting. Kori indicated that she would be interested in running for reelection. Steve Stafford asked if anyone else was interested in serving on the Board. No one was interested, so those present reelected Kori Grice for another three year term running from this Annual Meeting until the Annual Meeting that will be held in late 2018 or early 2019. The Board Members are Laura Dziadosz, Kori Grice, Jim Edwards, Eric Blitzstein and Bill Lansdowne.

#### MAINTENANCE AND REPAIRS

Vincent Vigliotti gave a presentation regarding maintenance and repairs. A brief discussion followed. Garage painting, including the garage doors and the person doors, will occur this summer.

#### REPLACEMENT RESERVE STUDY

There was a discussion about the replacement reserve study. It was decided that it would be a good idea to update the replacement reserve study during 2016.

#### PARKING PERMIT PLAN

There was a discussion about parking. Those present felt that the parking permit plan has helped some on Tames Creek.

#### FENCE INSTALLATIONS

One owner asked about the process for installing a fence. Steve Stafford said that owners need to submit a Design Review Board application for fence installations. After he receives a DRB application, he presents it to the Board of Directors and they then make a decision. Steve then sends an email to the owner with an approval or non-approval. Fences are usually approved, subject to some general conditions.

#### ADJOURNMENT

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

Respectfully Submitted,

  
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Steve Stafford, Community Manager