

**MILLER RANCH TOWNHOME ASSOCIATION
ANNUAL HOMEOWNERS MEETING
JANUARY 14, 2015**

MINUTES

CALL TO ORDER

Steve Stafford, Property Manager for the Association, called the meeting to order at 6:00 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
- Eric Blitzstein, 100 Marble
- Bill Lansdowne, 12 Flat Top
- Kori Grice, 65 Tames Creek

Other members in attendance were as follows:

- Stacy Thibedeau, 11 Tames Creek
- David Thibedeau, 11 Tames Creek
- Gary Olson, 58 Marble
- Bryan Webster, 88 Marble
- Aimee Filiault, 30 Flat Top

Members in attendance by proxy were as follows:

- Jim Edwards, 27 Cross Timber, by proxy to Laura Dziadosz
- Linda Chase, 70 Marble, by proxy to Laura Dziadosz

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 7, 2014 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. The Minutes were then approved.

FINANCIAL REPORT

Stephanie McKinnerney gave a presentation regarding the most current financial statements, which included the November 30, 2014 balance sheet and income statement, including year-to-date budget comparisons. A brief discussion followed.

2015 PROPOSED BUDGET

Stephanie McKinnerney gave a presentation regarding the estimated year-end financial statements and the proposed 2015 budget. Bill Lansdowne requested detail of the Miscellaneous and Building Maintenance accounts. Stephanie said that she would get that to the Board of Directors after the meeting. There was some discussion about doing more frequent roof snow removal so that the roofs and siding might last longer. Those present voted in favor of increasing the total dues (operating plus replacement reserve) by 10% with the additional income going to roof snow removal. Those present then approved the 2015 budget including the 10% increase in total dues.

BOARD MEMBER ELECTION

Steve Stafford asked if anyone was interested in serving on the Board. No one was interested, so no new Board Members were elected. 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. There was a suggestion about looking into the possibility of installing heat tapes on all buildings. The alley lights behind the north Tames Creek building are not working properly. A substantial amount of exterior painting and siding repair is planned for the summer.

RENTAL UNITS

There was a brief discussion about owners who are renting their units or a portion of their units to short term renters or long term renters without living there themselves and without Eagle County approval. Steve Stafford asked for owners to let him know of specific units that are being rented in this manner so that he could try to coordinate with Eagle County Housing to stop this practice.

ADJOURNMENT

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

Respectfully Submitted,



Steve Stafford, Property Manager