

**MILLER RANCH TOWNHOME ASSOCIATION  
ANNUAL HOMEOWNERS MEETING  
JANUARY 7, 2014**

**MINUTES**

**CALL TO ORDER**

Steve Stafford, Property Manager for the Association, called the meeting to order at 8:00 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
- Jim Edwards, 27 Cross Timber
- Eric Blitzstein, 100 Marble

Other members in attendance were as follows:

- Bill Lansdowne, 12 Flat Top
- Giles Priestland, 16 Flat Top
- Stacy Thibedeau, 11 Tames Creek

There weren't any Members in attendance by proxy.

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 8, 2013 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, 2013 balance sheet and income statement, including year-to-date budget comparisons. A brief discussion followed. The financial statements were then approved. Those present then voted to roll the 2013 year-end net income into the replacement reserve fund.

#### 2014 PROPOSED BUDGET

Stephanie McKinnerney gave a presentation regarding the estimated year-end financial statements and the proposed 2014 budget. It was noted that although the replacement reserve assessment was increasing, in accordance with recommendations from the replacement reserve study that had been done previously by Borne Engineering, the operating assessment was being reduced. That combination kept the overall dues the same for 2014. A brief discussion followed. The budget was then approved.

#### ELECTION OF BOARD MEMBER

One Board Member position had been vacated prior to this year's Annual Meeting. That position was previously held by Karl Talcott. He and his wife Lisa had sold their townhome and moved out of state, so Karl had resigned from his Board Member position. Steve Stafford asked if anyone was interested in filling that position. Bill Lansdowne indicated that he would be willing to serve as a Board Member. No one else was interested in being a Board Member. Those present then elected Bill Lansdowne to be a Board Member with a three year term from 2014 through 2016.

#### MAINTENANCE AND REPAIRS

Vincent Vigliotti gave a presentation regarding maintenance and repairs. A brief discussion followed. Those present thought that it would be a good idea to stain decks and railings every year if funds were available. Stacy Thibedeau said that her western exposure has lots of peeling paint. Those present thought that it would be a good idea to scrape and repaint the alcoves and other problem areas. Laura Dziadosz asked if there was some other material that could be used in the problem alcove areas. Vincent Vigliotti said that kick flashings have been installed in some alcove areas and that seems to have increased the time between repainting by a year or two. Although some spot repairs have been needed each year, the roofs seem to be in decent shape so far.

#### ADJOURNMENT

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

Respectfully Submitted,

  
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Steve Stafford, Property Manager