

**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