

MILLER RANCH TOWNHOME ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 5, 2018

MINUTES

CALL TO ORDER

The meeting was called to order at 5:00 p.m. by Steve Stafford. The meeting was held in the Valley Home Store conference room on the second floor of the Miller Ranch Community Center.

ATTENDANCE

Board Members in attendance were as follows:

- Kori Beckman
- Jim Edwards
- Bill Lansdowne

Others in attendance were as follows:

- Steve Stafford, Slifer Management Company

APPROVAL OF MINUTES

Steve Stafford had previously emailed the Minutes from the March 6, 2018 Board Meeting to the Board Members. Steve asked if anyone had any questions or comments regarding the Minutes. There were no questions or comments. The Minutes were then approved.

RESTAINING PROJECT

Steve Stafford reported that Excel Exteriors has completed the restaining of the front porches and exterior surfaces of the Association fences. A brief discussion followed.

EXTERIOR PAINT TOUCH UP AND SIDING REPLACEMENT

There was a discussion regarding exterior paint touch up and siding replacement. Excel Exteriors is going to come back to do this work after they complete some of their early season projects elsewhere.

52 FLAT TOP

There was a discussion about the teal doors and railings at 52 Flat Top. Steve Stafford informed the Board Members that the owner, Diane Coggin, has hired Excel Exteriors to repaint her doors and railings with the color that was approved previously by the Board. Additionally, she has moved back into the townhome and she's living there.

39 CROSS TIMBER

There was a discussion about the barking dogs problem at 39 Cross Timber. Steve Stafford reported that the owner, Liz Qualman, had her dogs assessed by local dog trainer, Mark Ruark, with Pets, Inc. on April 19 and started training with them after that. She also got the youngest

dog, Gus, neutered on May 18. The Board Members felt that some progress has been made, but additional progress still needs to be made.

FINANCIAL STATEMENTS

There was a discussion about the most current financial statements which included the May 31, 2018 balance sheet and the profit and loss budget performance report. Those present also reviewed the delinquency report that Heidi Hanson had emailed to the Board previously.

LETTER TO OWNERS REGARDING REPLACEMENT RESERVE DUES

There was a discussion about a proposed letter for Steve Stafford to send to all townhome owners alerting them to the fact that some major repair or replacement projects would be coming in future years and it will most likely be necessary to increase replacement reserve dues in order to cover the cost of those projects. The only alternative is to rely on special assessments in the future and those are generally not as well received as dues increases. Kori Grice said that she would work on bullet points to be reviewed and approved by the Board Members. Steve Stafford will then incorporate those bullet points into a letter and email it to all townhome owners.

AMENDMENT TO THE BYLAWS

There was a discussion about amending the Bylaws to allow for a quorum with only 10% of membership votes present at an owners meeting. Steve Stafford said that the Association's attorney, Mary Isom, estimates it will take her approximately two hours at \$250 per hour for a total cost of approximately \$500, unless the process gets more complicated than expected. The Board directed Steve to give Mary the go-ahead on this project.

ADJOURNMENT

There being no additional business, the meeting was adjourned.

Respectfully Submitted,



Steve Stafford, Community Manager