

MILLER RANCH TOWNHOME ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 11, 2019

MINUTES

CALL TO ORDER

The meeting was called to order at 5:30 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
- Heidi Hanson, Slifer Management Company
- Vincent Vigliotti, Slifer Management Company

SIDING REPLACEMENT AND EXTERIOR PAINT TOUCH UP

There was a discussion about siding replacement and exterior paint touch-up where needed. Management will ask for estimates by building from Chris Escobedo, the owner of Continental Construction Company. If water is needed for this work or for future re-staining or re-painting of front porches, management can offer \$25 to owners who are willing to let the contractors use their water. That amount can be increased to \$50 if needed.

BARKING DOGS AT 39 CROSS TIMBER

There was a discussion about the problem with barking dogs at 39 Cross Timber. There has not been any improvement in the situation. The Board directed management to fine the owner.

55 TAMES CREEK

There was a discussion about the leaking windows and improperly installed window well at 55 Tames Creek. The Board was unanimous that this is an owner responsibility rather than an Association responsibility.

DRYER VENT CLEANING

There was a discussion about cleaning of all dryer vents. The Board directed management to ask Jay Mencimer (Mr. Vac) for a new proposal.

ROOF REPAIRS

There was a brief discussion about some roof repairs on several townhomes on Marble Street. The Board directed management to ask Will Bodmer with Turner Morris Roofing for additional information.

FINANCIAL REVIEW

There was a discussion about the most current financial statements, which included the June 30, 2019 balance sheet and year-to-date profit and loss budget performance report. As of June 30, 2019, the Association had a year-to-date net income of \$5,910.

PROPOSED 2020 BUDGET

There was a discussion about the first draft of the proposed 2020 budget and future repair estimates from the replacement reserve fund. The Board directed Heidi Hanson to create two additional worksheets representing three different percentage increases to the reserve funding for 2020. The reserve study calls for a 15% increase but with reserve shortfalls likely, it was suggested that the reserve dues should be increased more than 15%. The three spreadsheets will represent 15%, 20% and 25% increases in reserve contributions for 2020. The breakdowns per unit should also be shown.

ADJOURNMENT

There being no additional business, the meeting was adjourned.

Respectfully Submitted,



Steve Stafford, Community Manager