

**Miller Ranch Condominium Association  
2022 Annual Meeting Minutes  
January 24, 2023**

**Minutes – Draft**

The Annual Meeting of the Miller Ranch Condominium Association (hereinafter the “MRCA”) was held at 6:00 pm, Tuesday, January 24, 2023, via Zoom.

**Attendance**

The following Directors were present and acting:

- Erica Ryan – H136
- Paul Amicucci – C212
- Larry Benway – C115
- Cassie Scales (Eric Butler) – A203

Owners in attendance:

- Proxy to president – C214
- Cathy Heller – A201
- Liz Koskinen – B206
- Ted Katauskas – C213
- Ellen Miller – F230
- Gabe Neu – E223
- Mike Devins – E224
- Leah Mayer – J248

Also in attendance:

- Stephen Stafford – Slifer Management Company
- Vincent Vigliotti - Slifer Management Company
- Karen Parra - Slifer Management Company

**Call to Order**

Karen Parra, noting a quorum was present, called the Board Meeting of the Miller Ranch Condominium Association to order at 6:04pm.

**Agenda Discussion**

Review of last year’s Annual meeting minutes began, there being no questions or concerns,

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to accept the Annual Meeting Minutes of 2021.

Review of the Financial documents followed. Karen presented these on screen via zoom and went through the Balance sheet & Profit & Loss numbers by line item. There were no questions on the financial documents. The 2023 Proposed Budget was then put on screen, and each line item was reviewed. The increases in insurance and water still being the two line items that are the biggest. Snow Removal was another item that was over budget. Questions were asked about why this was over budget, and it was explained to owners that whenever requests go above the scope of the contract, this will be billed at an hourly rate. Questions were brought up about the current snow

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removal company, and how many bids were sought out. Management explained that only 2 of the 4 contractors were interested, and only one actually provided a bid. Owners asked that Management try and obtain a higher number of bids next year. Details were also provided about the history of the snow removal companies used at the Condos. A Board member then brought up the high increase in water costs and suggested that Management look into getting actual numbers for individually metering each unit to allow for water usage bill back. Board members mentioned that if the cost of this was too high, it would not be feasible for the MRCA to do, but asked that Management to look into this. Management informed the Board that we have already began meeting with a plumber and have started conversations with Eagle River Water & Sanitation district for initial input and would continue their efforts in getting real numbers. Questions about the increase in the Insurance premium followed. Management explained a few of the factors that affect these. Management also explained that the insurance was bid out and this was the lowest bid.

There being an increase to the Budget, this inevitably led to the increase of homeowner dues. It was explained to the owners that with the proposed 2023 Budget, the increase was about 9.77%.

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to accept the 2023 Miller Ranch Condominium Association Budget.

The following item on the agenda was the Board Member Election. This Association elects Board Members on a yearly basis. Cassie Scales will be stepping down and Eric Butler volunteered to replace her on the Board.

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to accept Eric Butler as a new Board member in replacement for Cassie Scales.

When discussing the Maintenance & Repairs/ Miscellaneous line items of the agenda the following items were brought up:

- Is the integrity of the roof in good condition?
  - o Management informed the Owner that we have a roofing company assess and work on any of the items they find in need.
- Will the asphalt seal coat take place soon?
  - o Management informed the Owner that we contracted with High Country Asphalt and will schedule for the spring.
- Management brought up issues with the concrete not being level due to settling. Will need to assess in the spring.
- Will the Dumpster Enclosure Upgrade be happening?
  - o Management informed the owners that they met with 4 contractors and only one provided a bid that came in at a very high cost. They will reach out to the contractors again.
- Management mentioned that they will look at siding and paint in the Spring.
- An owner in the upper level asked who's responsible for staining of those balconies. The Board provided the Owner with the history of this and stated that the HOA does hold the responsibility for maintaining those. Management to survey top unit owners on the status of their balconies.
- Parking issues continue to be a problem in the neighborhood. Multiple complaints voiced, and owners asked that something be done. It was suggested that Management obtain different permits for the Condo Owners to differentiate from the rest of the neighborhood, and also to be able to track how many vehicles each unit has.

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- Suspicions of a short-term rental in the neighborhood were brought up. Management informed the owners that if they suspect of this, they must submit a written complaint to the Valley Homestore/ Eagle county as this is prohibited.
- An owner brought up the fact that there are pigeons nesting on the roof of E building and it has caused his heat to fail twice. It was suggested that asking owners to remove bird feeders might help instigate them out; Management to send an email and to reach out to different options.

### **Adjournment**

There being no other business to discuss, the meeting was adjourned at 7:41 pm.

Respectfully Submitted,  
Karen Parra  
Slifer Management Company