

**Miller Ranch Condominium Association  
2023 Annual Meeting Minutes  
March 25, 2024**

**Minutes - Draft**

The Annual Meeting of the Miller Ranch Condominium Association (hereinafter the “MRCA”) was held at 6:00 pm, Monday, March 25, 2024, via Zoom.

**Attendance**

The following Directors were present and acting:

- Erica Ryan
- Susan Moran
- Larry Benway
- Eric Butler

Owners in attendance:

- DeAnn Miller
- Cathy Heller
- Luzma Castro
- Marcy Tracy
- Michael Rae
- Mike Spaid
- Mike Devins
- Leah Mayer
- Ireliz Barbosa
- Ellen Miller
- Christine Holmberg
- Paul Amicucci
- Kristan Carey
- Andrew Holland
- John Salazar
- Tsu Wolin Brown
- Monica Moreno

Owners in attendance by Proxy:

- I-142 – proxy to president
- B-105 – proxy to president
- C-214 – proxy to president
- E-124 – proxy to president
- J-249 – proxy to president

Also in attendance:

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- 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 2022.

Review of the Financial documents followed. Karen presented the financial report for the year, revealing a loss of \$15,921 due to unexpected expenses, including roof snow removal and concrete repairs. This also involved discussions about the association's insurance, repairs, and the proposed budget for 2024. The proposed budget, which was to be immediately ratified, included an overall increase of 12.26% from the previous year's figures, with notable increases in insurance and snow removal expenses, and a significant reduction in costs for alarm monitoring and telephone services.

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 2024 Budget, the increase was about 7.97%.

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to accept the 2024 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. Paul Amicucci, the Board President, resigned from the Board. Mike Spaid volunteered to fill the vacancy. There being no additional interested members,

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to accept Mike Spaid as a new Board member in replacement for Paul Amicucci.

The following item on the agenda was Repairs and Maintenance. Vincent, the maintenance technician, discussed ongoing projects and future maintenance plans, including repairs to sidewalks, roof replacements, and concrete work around the Dumpster enclosure due to water issues. Various requests from the board and residents were also addressed, such as cleaning up trash enclosures, moving handicap parking, and addressing concerns about aspen trees potentially falling onto vehicles. Financial considerations were also discussed, with Karen announcing that window and dust cleaning would only be done every other year, and the plan to install a lifted ledge to mitigate water gathering in front of the H trash doors was approved. Lastly, concerns were raised about the structural integrity of the decks and their potential to collapse, as well as issues with gutters leaking throughout the association. Karen discussed the ongoing issues with the building's stairs/ decks. She mentioned that the budget for these repairs was

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currently insufficient, and any necessary work would be addressed as needed. Michael requested to be present during the insurance company's assessment, which Karen agreed to. There was also discussion about ongoing parking problems, with Karen suggesting that vehicles be reported to the management. Lastly, Christine raised concern about her staircase pulling away from the wall in her condo, which Vincent agreed to investigate.

### **Adjournment**

There being no other business to discuss, the meeting was adjourned at 6:51 pm.

Respectfully Submitted,  
Karen Parra  
Slifer Management Company