

**Miller Ranch Property Owners Association  
2022 Annual Meeting Minutes  
May 16, 2023**

**Minutes - Draft**

The Annual Meeting of the Miller Ranch Property Owners Association (hereinafter the “MRPOA”) was held at 6:00 pm, Tuesday, May 16, 2023, via Zoom from the office of Slifer Management Company, Inc. (hereinafter “SMC”).

**Attendance**

The following Directors were present and acting:

- Tim Nottingham – 101 Red Barn
- Ty Ryan – 23 Silver
- Kori Grice – 65 Tames Creek

Owners in attendance:

- Proxy to president – E224
- Proxy to president – I142
- Proxy to president – E124
- Proxy to president – 53 Wildcat
- Ireliz Barbosa – A101
- Tsu Wolin Brown – F229
- Jarrett Davis– 9 Stillwater
- Jeremy Lepore – 7 Round up
- Kathy Cunnings – 82 Marble
- Jen Schrader – 69 Tames Creek
- Walt Bujaryn – 59 Silver
- Catherine T. – G132
- Steve VanBeek – 146 Marble
- Mike Spaid – H138
- Koby Kenny – 140 Marble
- Darren Szot – 3 Buffalo
- Leah Mayer – J238
- Scott – 71 Silver
- Charis Patterson – 09 Mica
- Michael Rae Jr – J150

Also in attendance:

- Vincent Vigliotti - Slifer Management Company
- Karen Parra - Slifer Management Company
- Tory Davis - Eagle Valley Land Trust Representative

**Call to Order**

Karen Parra, noting a quorum was present, called the Board Meeting of the Miller Ranch Property Owners Association to order at 6:05pm.

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### Agenda Discussion

The meeting began with a message from the Eagle Valley Land Trust thanking the owners for their help in keeping the open space well kempt and taken care of.

Review of last year's Annual meeting minutes followed, 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.

Karen mentioned that the prior accountant was no longer with the company, and Elizabeth Salazar would be taking on the role. 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 some questions that came up regarding the interest income earned through Edward Jones. Jeremy Lepore, homeowner at Miller Ranch and Edward Jones worker mentioned that there was a good chance that interest earned in 2023 might be a bit higher than what was earned in 2022.

The 2023 Proposed Budget was then put on screen, and each line item was reviewed. There was a drop in the proposed operational budget due to the HOA ending 2022 with an overage. Some of the larger increases noted were in the sidewalk snow shoveling, which was offset by lowering the snow plowing rates. It was explained that the HOA dues would remain the same in 2023, with a larger percentage contributed to the Reserves than last year. One owner asked if window cleaning was on the budget, to which Karen explained that for the Condos, that is handled by the MRCA dues, and for other homes it was considered an Owner responsibility. There being no further questions,

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

The following item on the agenda was the Board Member Election. This year two seats were up for election. Kori Grice volunteered to remain on the Board for another term. That left one seat open for a Miller Ranch Condo Owner to join the Board since the previous Condo Representative on the MRPOA Board sold. Mike Spaid volunteered.

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to accept Kori Grice for reelection and Mike Spaid as a new Board member.

The floor was turned over to Vincent Vigliotti to discuss the repairs and maintenance for the Association. He mentioned that management would be replacing all of the beat-up doggie station cans. For big projects, he explained that the Condo courtyards would have some trees that would need to be removed and the landscape brought back to order due to damage being caused from the roots of the trees there. There being no other items, the floor was opened to the owners for additional input. Michael Rae Jr from J150 asked to share his screen to discuss improper drainage outside of his condo deck and the stairs.

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Management explained that the particular issue is a Miller Ranch Condo Association responsibility, and we would forward it to that Board. Koby Kenny asked that the Juniper bushes be trimmed back prior to the winter to allow for proper snow removal operations. It was messaged via zoom chat that there are numerous concrete tripping hazards, management asked that owners reach out if they have specific areas, but that they would be looking through all sections during a concrete assessment.

### **Adjournment**

There being no other business to discuss, the meeting was adjourned at 6:34 pm.

Respectfully Submitted,  
Karen Parra  
Slifer Management Company