

**Miller Ranch Townhome Association  
2023 Annual Meeting Minutes  
January 3, 2024**

**Minutes - Draft**

The Annual Meeting of the Miller Ranch Townhome Association (hereinafter the “MRTA”) was held at 6:00 pm, Wednesday, January 3, 2024, via Zoom.

**Attendance**

The following Directors were present and acting:

- Kori Grice
- Bill Lansdowne
- Kris Larsen

Owners in attendance:

- Proxy to Bill Lansdowne – Jen Schrader
- Loren Dumont
- Dave & Stacy Thibedeau
- Simone Reatti
- Jason & Astrid Carraro

Also in attendance:

- Vincent Vigliotti - Slifer Management Company
- Elizabeth Salazar – Slifer Management Company
- Karen Parra - Slifer Management Company

**Call to Order**

Karen Parra, noting a quorum (10% or 5 units) was present, called the Annual Meeting of the Miller Ranch Townhome Association to order at 6:03pm.

**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 Parra went through the Balance sheet & Profit & Loss for end of year by line item. The association is right on Budget and all accounts are current. There were no questions on the financial documents. The 2024 Proposed Budget was then reviewed, the Operating budget is proposed to increase by 23.77 % due to Insurance Increases, roof snow removal and inflation. The Reserve contribution calls for a 15% increase per the Reserve Study. The overall increase in dues is 18.26%.

Upon a motion duly made, and seconded, it was; **Resolved** to ratify the 2024 Budget.

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## Miller Ranch Townhome Association Record of Proceedings

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There was one vote against the 2024 Budget, and it was explained to the MRTA owners that it takes a majority of all members of the association to de-ratify a budget approved by the Board and as such the 2024 Budget is approved.

The following item on the agenda was the Board Member Election. This year Kris Larsen's seat expires, and he was asked if he would be up for reelection. He expressed interest in running again. Karen opened the floor to any owners that would like to run for the Board, but no one showed interest.

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to accept Kris Larsen as a Board member for a 3-year term,

It was noted that Kori Grice's term expires in 2024, Bill Lansdowne's term expires in 2025, and Kris Larsen's term expires in 2026.

Vincent Vigliotti provided an update on Repairs & Maintenance. He said that extensive siding painting and repairs took place this year, but none would occur in 2024.

Miscellaneous discussion was opened to the public. A homeowner mentioned a request expressing that he siding was bubbling off and asked that the roof be checked. Vincent expressed that the roofs were scheduled to be assessed by Turner Morris.

The Board asked that gutter cleaning be scheduled for early spring due to complaints.

### **Adjournment**

There being no other business to discuss, the meeting was adjourned at 6:30 pm.

Respectfully Submitted,  
Karen Parra  
Slifer Management Company