

**Miller Ranch Townhome Association
2022 Annual Meeting Minutes
December 12, 2022**

Minutes - Draft

The Annual Meeting of the Miller Ranch Townhome Association (hereinafter the “MRTA”) was held at 6:00 pm, Monday, December 12, 2022, 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
- Olga Wilkins
- Jason & Astrid Carraro

Also in attendance:

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

Call to Order

Stephen Stafford, noting a quorum (10% or 5 units) was present, called the Board Meeting of the Miller Ranch Townhome Association to order at 6:00pm.

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. Heidi Hanson went through the Balance sheet & Profit & Loss as of November 30, 2022, by line item. The association is right on Budget and all accounts are current. There were no questions on the financial documents. The 2023 Proposed Budget was then reviewed, the Operating budget is proposed to increase by 13 % due to Insurance Increases. The Reserve contribution calls for a 15% increase per the Reserve Study. The overall increase in dues is 14.82%.

Miller Ranch Townhome Association Record of Proceedings

Upon a motion duly made, and seconded, it was; **Resolved** to ratify the 2023 Budget.

There was one vote against the 2023 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 2023 Budget is approved.

The following item on the agenda was the Board Member Election. This year Bill Lansdowne's seat expires, and he was asked if he would be up for reelection. He expressed interest in running again. Stephen 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 Bill Lansdowne as a Board member for a 3-year term,

It was noted that Kris Larsen's term expires in 2023, and Kori Grice's term expires in 2024.

Vincent Vigliotti provided an update on the Repairs & Maintenance. He said that no siding repairs were done this year, but coming up in the spring Management will reassess and get this scheduled. Painting the fences and the front steps will also be addressed in the Spring & Summer. Vincent expressed that the Reserve Study calls for Garage Door Painting, which has been done in stages. Kori asked that Management have a contractor address the rotting wood on the steps & handrails.

Miscellaneous discussion was opened to the public. It was mentioned that contractors are continuously more expensive, and scheduling is becoming a nightmare. Also, the lights are out around the open space area. A homeowner mentioned a request expressing that she had reached out for some siding & shingle repairs; would like more prompt responses when asking for maintenance and follow up without requests. The trashcans that are falling apart were brought up, Management to remove these.

Adjournment

There being no other business to discuss, the meeting was adjourned at 6:23 pm.

Respectfully Submitted,
Karen Parra
Slifer Management Company