

**Miller Ranch Townhome Association
2024 Annual Meeting Minutes
December 18, 2024**

Minutes - Draft

The Annual Meeting of the Miller Ranch Townhome Association (hereinafter the “MRTA”) was held at 6:00 pm, Wednesday, December 18, 2024, via Zoom.

Attendance

The following Directors were present and acting:

- Kori Grice
- Bill Lansdowne
- Kris Larsen

Owners in attendance:

- Jen Schrader
- Loren Dumont
- Olga Wilkins
- Simone Reatti

Also in attendance:

- Vincent Vigliotti - 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 6:05pm.

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 2023.

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 2025 Proposed Budget was then reviewed, the Operating budget is proposed to increase by 6.98% due to Insurance Increases and inflation. The Reserve contribution calls for a 15% increase per the Reserve Study. The overall increase in dues is 7.48%.

Upon a motion duly made, and seconded, it was unanimously; **Resolved** to ratify the 2025 Budget.

Miller Ranch Townhome Association Record of Proceedings

The following item on the agenda was the Board Member Election. This year Kori Grice's seat expired, and she was asked if she would like to be up for reelection. She 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 Kori Grice as a Board member for a 3-year term,

It was noted that Kori Grice's term expires in 2027, 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 the roof was inspected and items needing it were repaired. Siding painting and repairs will take place next year, but none occurred in 2024.

Miscellaneous discussion was opened to the public. A homeowner mentioned that there are significant ice dams forming, Vincent to contact contractor.

Karen, Kori, Bill, Simone, and Vincent discussed the Corporate Transparency Act (CTA) and its implications for businesses. Karen confirmed that the CTA is legitimate and recommended that everyone prepare the necessary documents. Kori suggested that even if the CTA is delayed, it's better to be prepared. Simone shared that his lawyer advised not to file the CTA yet due to ongoing legal issues. Kori agreed to have everything ready in case the CTA goes into effect. The group also discussed the potential fines for non-compliance.

Adjournment

There being no other business to discuss, the meeting was adjourned at 6:26 pm.

Respectfully Submitted,
Karen Parra
Slifer Management Company