

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
ANNUAL HOMEOWNERS MEETING
JANUARY 12, 2016**

MINUTES

CALL TO ORDER

The meeting was called to order by Kori Grice, President of the Association, at 6:38 p.m. The meeting was held in the Event Room on the second floor of the Miller Ranch Community Center.

ATTENDANCE

The following Board Members were present:

- Kori Grice, 65 Tames Creek
- Jamie Pappas, 16 Round Up
- Tom Costa, Unit B206, Mill Lofts

Other owners in attendance were as follows:

- Koby Kenny, 140 Marble
- Alex Parsons, 11 Red Barn
- Paul Killino, 107 Silver
- Valentin Trentchev and Maureen Keating, 49 Red Barn
- Elizabeth Koontz, 35 Silver
- Euginnia Manseau, Unit D118, Mill Lofts
- Walt Bujaryn, 59 Silver
- Dan Chavez, Unit D220, Mill Lofts
- Beth Reilly, 31 Red Barn
- Venelin & Vania Sarieva, 13 Buffalo
- Eric Blitzstein, 100 Marble
- Bill Lansdowne, 12 Flat Top
- Tyler Robertson, Unit G133, Mill Lofts
- Jen and Seth Ehrlich, 131 Tames Creek
- Mick & Shelley Woodworth, 85 Red Barn
- Lavonne Montoya, 23 Mica
- Steve Nusbaum, 15 Red Barn
- Danny Martinez, 3 Buffalo
- Camille Thurston, Unit H239, Mill Lofts
- Bryan Webster, 88 Marble
- Laura Dziadosz, 42 Flat Top
- Taylor Ryan, 23 Silver
- Jim Edwards, 27 Cross Timber
- Simone Riatti, 17 Tames Creek
- Stephanie McKinnerney, 101 Silver Street and Slifer Management Company

Owners in attendance by proxy were as follows:

- Syndee Fredricks, Unit J250, Mill Lofts, by proxy to Kori Grice
- Barbara Williams, 53 Wildcat, by proxy to Kori Grice
- Ellen Miller, Unit F230, Mill Lofts, by proxy to Kori Grice
- Mark & Erica Ryan, Unit H136, Mill Lofts, by proxy to Kori Grice
- Ivelin Tsachev, Unit B108, Mill Lofts, by proxy to Kori Grice
- Sherry Bunch, Unit C115, Mill Lofts, by proxy to Kori Grice
- Jeremy & Brianna Lepore, 14 Flat Top, by proxy to Kori Grice
- Kandra Smith, 73 Red Barn, by proxy to Kori Grice
- Elena Jones, 7 Buffalo, by proxy to Kori Grice
- Elizabeth Macleod, 70 Flat Top, by proxy to Kori Grice
- Karen Reid, 93 Red Barn, by proxy to Steve Nusbaum
- Chris Brook, 20 Flat Top, by proxy to Steve Nusbaum
- Tracy Teetaert, Unit H139, Mill Lofts, by proxy to Camille Thurston

Others in attendance were as follows:

- Kim Williams, Eagle County Housing
- Ken Marchetti, Edwards Metropolitan District
- Bill Simmons, Edwards Metropolitan District
- Steve Stafford, Slifer Management Company
- Vincent Vigliotti, Slifer Management Company

EDWARDS METROPOLITAN DISTRICT

Ken Marchetti, with the Edwards Metropolitan District, gave a presentation. The first major project was the Spur Road / I-70 interchange. Colorado Department of Transportation (CDOT) is the big funder of road improvements. The Edwards Metropolitan District will probably ask Edwards residents for approval of a sales tax to help fund road improvements. CDOT has a 25 year plan for improvements. They are currently in the design phase for the second project. The design process will be finished next year. The design process includes alternatives for the area which is now a rest area. Highway 6 headed west might be either 3 lanes or 4 lanes. Two representatives for the Edwards Metropolitan District live in the Miller Ranch neighborhood, Beth Reilly and Bill Simmons.

APPROVAL OF MINUTES

Steve Stafford had previously emailed, mailed or hand delivered copies of the Minutes from last year's annual meeting to all members of the Association. He asked those present if anyone had any questions or comments regarding the Minutes. No one had any questions or comments. The Minutes were then approved.

FINANCIAL REPORT

Steve Stafford had previously emailed, mailed or hand delivered copies of the November 30, 2015 balance sheet and the proposed 2016 budget, which included a 2015 estimated year-end income and expense report to all members of the Association. At the meeting, Stephanie McKinnerney distributed copies of the December 31, 2015 balance sheet and the proposed 2016 budget, which included the 2015 actual year-end income and expense report. Stephanie went over the financial statements and asked if there were any questions or comments. There was a brief discussion, after which the meeting moved on to the 2016 proposed budget.

2016 PROPOSED BUDGET

Stephanie McKinnerney went over the 2016 proposed budget, which had previously been emailed, mailed or hand delivered to all members of the Association. A brief discussion followed. It was noted that there was a dues increase of approximately 5%. Most of the increase will go to landscape maintenance. It was noted that Association dues have not increased in the last five years. Some of the owners said that they would like to try ladybugs instead of sprays. Several owners already get ladybugs and they think that they work well for less cost. It was noted that the neighborhood looks nice. It was noted that the Association was losing money on the Event Room, so the Association gave the rental operation back to Eagle County as of January 1, 2016. Legal expenses had to do mainly with the parking permit plan. The 2016 proposed budget was then approved. Those present voted to roll the 2015 year-end net income into the replacement reserve fund.

120 WILDCAT

This property was previously foreclosed on by JP Morgan Chase. They had been paying the Association dues, but they are now three months behind. The Association will foreclose if necessary and will then sell the property to Eagle County. Chase has had an offer in front of them from Eagle County for the past two years, but they have not moved on it. The water lines in this house froze and broke, flooding the house after Chase ended up with it. They forgot to turn off the water to the house. After the house flooded, Chase paid a contractor to renovate it. Someone asked if the Association could shovel the walk to the front door of the house, since Chase wasn't doing it. The Board directed Slifer Management Company to get the walk shoveled and to bill Chase for the cost.

MAINTENANCE AND REPAIRS

There was a brief discussion about maintenance and repairs. Vincent Vigliotti said that the Association replaced all street lights to fixtures that use LED bulbs. This will create savings because they don't use ballasts and there is less maintenance cost because LED bulbs last much longer.

PARKING PERMIT PLAN

Kori Grice led a discussion about the parking permit plan. Previous Boards of Directors allowed some owners to fence in parking spaces. The current Board doesn't feel that they can force current owners to return those areas to parking spaces, since they previously got approval to fence them in and in some cases, those properties have been sold and are now owned by owners who didn't even know that the fenced in areas were previously parking spaces before they

purchased the properties. Another issue is that some owners don't have vehicles that will fit inside their garages. These are legitimate problems for some owners.

ELECTION OF DIRECTORS

It was noted that one Board Member position was open for election. Camille Thurston addressed those present. She said that she has accounting and property management experience and she serves as a Board Member for the Miller Ranch Condominium Association. Alex Parsons addressed those present. He said that he had spearheaded the anti-spraying campaign. He said that he has never been a Board Member but he has a real interest in serving on the Board. Kori Grice made sure that everyone had a ballot. She asked everyone to fill out one ballot and to then turn it in before leaving the meeting. It was subsequently determined that Camille Thurston was elected to be a Board Member as an At-Large representative for a three year term through the end of 2018.

EAGLE COUNTY HOUSING

Kim Williams addressed those present. This has been a great year for real estate, especially for Miller Ranch properties. The townhomes are super popular. The single family buy list is about 50 people long.

EXTERIOR PAINTING

Lots of houses need painting. The Association will be tightening up enforcement of the rules on exterior painting now that the economy is better. One owner recommended Junior Master Painters.

ADJOURNMENT

There being no additional business to discuss, the meeting was adjourned.

Respectfully Submitted,



Steve Stafford, Community Manager