

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
ANNUAL HOMEOWNERS MEETING
JANUARY 21, 2020**

MINUTES

CALL TO ORDER

The meeting was called to order by Steve Stafford, Community Association Manager for the Association, at 6:30 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 Beckman, 65 Tames Creek
- Ty Ryan, 23 Silver
- Jen Wanner, 75 Stillwater
- Mick Woodworth, 85 Red Barn

Other owners in attendance were as follows:

- John Ardini, 62 Round Up
- Sofia Fecchino Veith, 54 Round Up
- Steve Nusbaum, 15 Red Barn
- Tim Nottingham, 101 Red Barn
- Koby Kenny, 140 Marble
- Tsu Wolin-Brown, Unit F229, Mill Lofts
- Emily Kelly, 30 Wildcat
- Darren Szot, 3 Buffalo
- Jeremy Lepore, 14 Flat Top
- Peter Suneson, Unit G232, Mill Lofts
- Cathy Heller, Unit A201, Mill Lofts
- Gladys Solis, 134 Marble
- Cassie Scales and Eric Butler, Unit A203, Mill Lofts
- Elizabeth Koontz, 35 Silver
- Ellen Miller, Unit F230, Mill Lofts
- Tom Wessel, 25 Tames Creek
- Michael Leffler, Unit F228, Mill Lofts
- Jennifer Schrader, 69 Tames Creek
- Walt Bujaryn, 59 Silver
- Omar Jimenez, 120 Wildcat
- Venelin & Vania Sarieva, 13 Buffalo
- Dave & Stacy Thibedeau, 11 Tames Creek
- Erin Collins, 18 Stillwater
- Jill Ryan, 23 Silver
- Elizabeth Macleod, 70 Flat Top

- Jen Schrader, 69 Tames Creek
- Beth Reilly, 31 Red Barn
- Daniel Griffith II, Unit B108, Mill Lofts
- T.J. Ricci, 55 Tames Creek
- Martha Brassel, 61 Tames Creek
- Keith & Sarah Webber, 119 Silver
- Robert & Bailey Matthews, 53 Red Barn

Owners in attendance by proxy were as follows:

- Kandra Smith, 73 Red Barn, by proxy to Elizabeth Macleod
- Scott A. Jones and Courtney von der Heyde, 6 Choke Cherry, by proxy to Kori Beckman
- Mark Hoblitzell, Unit E222, Mill Lofts, by proxy to Kori Beckman

Others in attendance were as follows:

- Patti Liermann, Valley Home Store
- Jessica Foulis, Eagle Valley Land Trust
- Steve Stafford, Slifer Management Company
- Heidi Hanson, Slifer Management Company
- Vincent Vigliotti, Slifer Management Company

ROLL CALL

Steve Stafford asked everyone in attendance to introduce themselves so that everyone would know each other. He also asked everyone to sign in if they had not already done so prior to the start of the meeting.

ESTABLISHMENT OF QUORUM

Steve Stafford said that the amended Bylaws require 10% of the voting shares of the membership in order to establish a quorum. He explained that the voting shares vary depending on the different types of properties, so he would need to calculate the total percentage of shares present after the meeting. He said that it appeared that there were at least 10% of the voting shares present in person and by proxy. (Note: After the meeting, it was determined that 14.971% of the voting shares of the membership of the Association was present in person or by proxy, so a quorum had been established.)

VALLEY HOME STORE UPDATE

Patti Liermann introduced herself and then gave a brief presentation. The Valley Home Store now has a new online application. They have also made a new video regarding the capital improvement process, which is also online. The annual authorization that is required of every homeowner can now be done online. An owner asked what happens after an owner retires. Patti said that there are provisions for retired homeowners so that they don't necessarily have to sell their home, although there are some restrictions. Homeowners in that position should contact the Valley Home Store to get that information. Steve Stafford asked if there was more demand for certain types of properties. Patti said that the lower priced, entry type properties have the highest demand.

EAGLE VALLEY LAND TRUST

Jessica Foulis gave a presentation about the work being done by the Eagle Valley Land Trust. She introduced Peter Suneson, who is a Miller Ranch homeowner and also works for Eagle County Open Space. Eagle Valley Land Trust is the local non-profit conservation organization. Eagle Valley Land Trust holds 35 conservation easements on over 11,000 acres of land throughout Eagle County. Jessica had brochures and business cards for those owners who wanted them. Eagle Valley Land Trust and Eagle County Open Space has a great working relationship. The two organizations worked together two years ago to do some repairs and improvements in the Miller Ranch Open Space. Peter gave a brief presentation. He had business cards available in case anyone wanted to get in contact with him. He also had dog leashes available for those who wanted them. They will soon be available at the dog stations in the open space locations, such as the Eagle River Preserve. Jessica had a sign-up sheet in case anyone wanted to sign up for email notifications from the Eagle Valley Land Trust. An owner asked who is responsible for the bike path and the adjacent land. Peter Suneson said that Eagle County is responsible for the bike path. Eagle County Facilities takes care of the bike path. The owner said that it would be helpful if some additional dog stations and trash cans could be added along the bike path. Peter said that he would pass that request along to the Facilities Department.

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 if anyone had any questions or comments about the minutes. An owner said that in the section that discussed retirement requirements, it said that an owner must reside in the Miller Ranch residence at least "9 out of 10 months". Steve said that was obviously a mistake and that he will correct that part of the minutes to state "9 out of 12 months". The owner of 54 Round Up said that her address had been erroneously identified as 56 Round Up in the dues spreadsheet that had originally been sent to all members of the Association. Steve said that after she had previously pointed that error out to Heidi Hanson, the address had been corrected in all subsequent documents, including the ones available at the start of the meeting. The minutes were then approved.

FINANCIAL REPORT

Steve Stafford had previously emailed, mailed or hand delivered copies of the December 31, 2019 balance sheet and profit and loss budget comparison to all members of the Association. Heidi Hanson went over the financial statements. Heidi reviewed the profit and loss budget comparison first. The Association ended up with approximately \$7,200 net income for the year. The Association was under budget on concrete and walkway maintenance, grounds cleaning/code enforcement/ice melt, landscape maintenance and irrigation water. The Association was over budget on the community barbeque, irrigation maintenance, sidewalk snow shoveling and snowplowing. The Association brought in \$18,000 in replacement reserve dues and spent \$800 for replacement reserve expenses. That \$800 was the Association's share for painting 120 Wildcat with a new color scheme, to show owners what it would look like. The Association paid for painting one side of that house and Eagle County paid for painting the remainder of the house. Steve told those present that there are several things that can be done with year-end net income. They are (1) return it to the owners, (2) apply it to the next year's budget to reduce dues and (3) roll it into the Association's replacement reserve fund. Steve said that most Associations that he manages usually roll any year-end net income into the replacement reserve fund. Those present then voted to roll the Association's year-end net income of approximately \$7,200 into the replacement reserve fund. An owner asked Steve how many

owners there are in the Association. Steve said that there are 282 owners. They are comprised of 100 condominiums, 49 townhomes and 133 single family or duplex owners. Heidi then reviewed the balance sheet. As of the end of 2019, the Association had approximately \$170,000 in cash. The insurance has been prepaid through November 2020. The Association has approximately \$75,636 in replacement reserve funds. The Association will be adding \$18,000 to that amount as of year-end 2019, which will bring the total replacement reserve funds to approximately \$93,636. Since the Association has voted to roll the year-end net income of approximately \$7,200 into the replacement reserve fund, that will bring the Association's total for replacement reserve funds up to just over \$100,000. An owner asked if this replacement reserve fund is divided up between the different individual Associations. Steve said that the Condominium Association and Townhome Association have their own replacement reserve funds. This replacement reserve fund is only for property or projects owned by the Property Owners' Association and it is not divided up by type of property (condominiums, townhomes, single family or duplex). Steve said that one of the bigger MRPOA projects in future years might be asphalt replacement. Eagle County owns all of the streets and alleys, but the MRPOA owns all the diagonal parking spaces adjacent to the streets and the horizontal parking spaces at the south end of the north-south streets. Steve said that the Association has a credit amount for accounts receivable, which is because of some owners paying in advance.

2020 PROPOSED BUDGET

Heidi Hanson went over the 2020 proposed budget, which had previously been emailed, mailed or hand delivered to all members of the Association. She said that the proposed operating dues were slightly higher (0.798%). The Board has recommended a 20% increase in replacement reserve dues, which increased the annual amount from \$18,000 to \$21,600. The total increase (operating plus replacement reserve) is proposed to increase by approximately 1.9%. Steve Stafford said that the Board's recommendation for a 20% increase in replacement reserve dues is based upon recommendations in the updated replacement reserve study that was done by Borne Consulting in 2019. Every year the Board reviews the study, considers when reserve projects might need to be done in the future, considers the amount in the replacement reserve fund at that point in time and then makes a decision as to what to do with replacement reserve dues in the coming year. Steve asked if anyone had any questions or comments regarding the proposed 2020 budget. An owner asked why the Association ended up over budget on the Association's annual barbeque. Kori Beckman said that's what the Association actually ended up paying. The barbeque has grown in popularity every year. An owner who lives along the south bike path asked if the grass on the south side of the bike path could be mowed more often. Most of the grass in the neighborhood gets mowed weekly but that particular grass only gets cut once or twice a summer. It was determined that the grass that she was referring to is native grass rather than lawn turf. It is the native grass that grows in and adjacent to the large drainage swale. The more frequently that native grass gets mowed, the worse it will look because it will then turn brown, as it is not meant to be mowed on a regular basis. The homeowner said that it gets to be knee high during the summer. Steve said that it appeared that there might be room in the landscape maintenance budget to mow that native grass more frequently in 2020 if the Board directs management to do so. An owner suggested that maybe the Association should save some money by not having the community barbeque this year. Steve said that several years ago, the Association didn't have the barbeque and the feedback that the Association had received was that the Association should start having it again. Those present discussed the options for the barbeque and decided to continue having the barbeque but with the understanding that Moe's Barbeque would be instructed that the cost could not exceed the amount shown in the budget. An owner

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asked about the irrigation maintenance line item. Vincent Vigliotti said that in 2019, Eagle County's pump, that pumps irrigation water from Freedom Pond to Miller Ranch and other properties, failed. When that was replaced, a lot of dirt and debris ended up in the irrigation lines, which then clogged many of the sprinkler heads in the neighborhood. Because of this, a few hundred sprinkler heads had to be replaced. There's no way to know if something like that will happen again, however the Association is not planning on that happening. An owner asked if the dirt and debris in the irrigation lines might have caused problems with the drip irrigation lines. He said that he was pretty sure that his drip irrigation was not working. Vincent said that Pristine Landscapes checks all of the irrigation when the system is fired up in the spring or early summer. Steve said that if anyone doesn't believe that their drip irrigation isn't working after the system gets fired up in the spring or early summer, to let management know and they will have it checked out. Those present then approved the proposed 2020 budget.

BOARD MEMBER ELECTION

Steve Stafford said that this year there was a Townhome Representative position and a Single Family / Duplex Representative position open. The Townhome Representative position has a three year term. The Single Family / Duplex Representative position has a one year term. When Kelly Malin, who was the Single Family / Duplex Representative, sold her home and moved, she had to resign from her position on the Board. The remaining Board Members, in accordance with the Bylaws, appointed Mick Woodworth to fill that position. When that occurred, the Board could have either appointed Mick to fill that position until the next annual owners meeting or until the end of Kelly's current term. The Board chose to appoint Mick to fill that position until the next annual owners meeting. That means that there is one more year on the term for that position. Mick has other obligations at this point in time, so he is not willing to run for reelection. Steve said that each townhome and single family / duplex owner should have a ballot for their home. He asked if anyone had proxies and he said that if anyone had proxies from other owners, they should have a ballot for each of those proxies. He said that only townhome owners can vote for the Townhome Representative and only single family / duplex owners can vote for the Single Family / Duplex Representative. Steve left blanks for write-in candidates. Sofia Veith and Tim Nottingham said that they were interested in running for the Single Family / Duplex Representative position. Steve instructed all the townhome owners and single family / duplex owners to fill out their ballots, fold them over and turn them in before they left the meeting. (Note: A subsequent tally of the ballots showed that Kori Beckman had been reelected for a three year term as the Townhome Representative and Tim Nottingham had been elected for a one year term as the Single Family / Duplex Representative.)

REPAIRS AND MAINTENANCE

One owner said that she had replaced the drip lines in her flower gardens with micro-sprayers and they work much better. Steve Stafford said that the zones were not designed for micro-sprayers. They use more water and need more pressure than drip lines. If everyone replaced their drip lines with micro-sprayers, there wouldn't be enough water in the zones to adequately water all the flower gardens and lawns on those zones. One owner said that the swampy area in the big entry park between Flat Top and Tames Creek was much better this year. Vincent Vigliotti said that Pristine Landscapes had hired a new irrigation person who was much better this past summer. Steve said that he was very good about responding to irrigation emergencies even on weekends. An owner said that sometimes she notices the sprinklers spraying on the sidewalks rather than the lawn areas. Steve said that they sometimes get knocked out of alignment by people stepping on them or lawn mowers hitting them. When owners notice the sprinklers

spraying on sidewalks, they should let Slifer Management Company know and they will get them realigned. Pristine Landscapes does check all of them in the spring when they fire up the irrigation system and periodically during the summer, however it helps when people make management aware of mis-aligned sprinkler heads. Steve said that all the irrigation water comes from the Freedom Park pond and it is not domestic water from Eagle River Water and Sanitation District. The irrigation water is purchased from Eagle County and it is much less expensive than the domestic water from ERWSD. However, management still does not want to waste water, whether it's domestic or not. An owner asked why drip irrigation was originally installed. Steve said that he didn't know but he assumed that it was to save water and because it was less expensive to install. Vincent said that drip irrigation works well for bushes but not so well for flowers. He said that sometimes people plant additional flowers in their gardens, which is great, but if they don't run drip lines to those new flowers, they will die. Vincent said that in the past, management has looked at the possibility of dividing the zones up so that the drip lines could all be converted to micro-sprayers, however the cost was prohibitive. An owner asked if more sand could be added to the sand box at the south end of the big entry park. Steve said that the Association did add more sand to that sand box two years ago. He said that the Board of Directors could certainly look at adding more sand again. An owner asked what was the best way to communicate questions, comments or concerns regarding maintenance and Steve said to call, text or email to him or anyone else with management. He said that he likes emails the best because then it's in a written form that can be reviewed in the future when needed. An owner asked how many vehicles are allowed per home. Steve said that the rules say that any home can have no more than 3 vehicles. He said that when the Board of Directors (a previous Board from quite a few years ago) had asked Slifer Management to come up with a parking permit plan, that plan was based on the belief that management could ticket, tow or boot any vehicle that was parked anywhere in the neighborhood if it did not have a valid parking permit in it. Management was pretty quickly thereafter informed by Eagle County that the Association could not ticket, tow or boot vehicles that are parked on the streets and alleys in the neighborhood, since they are not owned by the Association. All the streets and alleys in the neighborhood are owned and maintained by Eagle County. The only places that the Association can ticket, tow or boot vehicles is in the condominium parking lots, the diagonal parking spaces adjacent to the streets and the horizontal spaces at the south end of the north-south streets. Basically, that took all the teeth out of the parking permit plan because it makes it almost impossible to administer. The other part of the problem is that most of the parking violations occur at night, when management is not onsite except during an emergency (fire, flood, etc.). That's when most vehicles without parking permits are parked in the neighborhood. An owner said that she knows of a home that has 4 vehicles. Steve said that she should give him the details and he will follow up with that owner. The owner said that sometimes owners park vehicles on the street without parking permits. Steve said that might be the case, but how is he supposed to know what property that vehicle belongs to. He cannot just assume that because a vehicle is parked in front of a particular home that that vehicle belongs to that home. Steve said that it would be necessary for the Association to hire a night time parking patrol person or service because that's the only way to keep track of the almost 900 vehicles in the neighborhood, most of which are only parked in the neighborhood at night. An owner asked if the islands that separate different sections of parking spaces are really needed, and he wondered if they could be removed to make more parking. Steve agreed that those islands don't do much other than take up space that could be utilized for parking, however they were required by Eagle County during the approval process for the neighborhood. Eagle County requires a certain amount of landscaped area for every project that they approve, and those islands were a part of that required landscape area. The reason is that

they want the parking areas to be broken up some to make them more aesthetically pleasing, instead of just having huge open parking areas.

ADJOURNMENT

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

Respectfully Submitted,



Steve Stafford, Community Association Manager