

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 8, 2020**

MINUTES

ATTENDANCE

Board Members in attendance were as follows:

- Kori Beckman
- Jen Wanner
- Ty Ryan
- Mick Woodworth
- Ashley Perrigaud

Other persons in attendance were as follows:

- Steve Stafford, Slifer Management Company
- Vincent Vigliotti, Slifer Management Company
- Heidi Hanson, Slifer Management Company

CALL TO ORDER

Steve Stafford called the meeting to order at 6:00 p.m. The meeting was held in the Valley Home Store conference room.

ESTABLISHMENT OF QUORUM

With five out of five Board Members present, a quorum was established.

BOARD MEMBER ELECTION

Steve Stafford had previously informed the Board that the terms of Kori Beckman (Townhome representative) and Mick Woodworth (Single Family / Duplex representative) will expire at the next Annual Owners Meeting. He had asked them if they were interested in running for reelection. Kori said that she would be willing to run for reelection. Mick said that because of other commitments that had come up, he could not run for reelection. Since Kori's term was a three year term, the election for that position will be for a three year term. Since Mick was appointed by the Board to fill Kelly Malin's position when she resigned, and because she would have had one more year remaining on her term (it would have expired at the end of 2020), the election to fill Mick's position will have a one year term.

REVIEW OF FINANCIAL STATEMENTS

Heidi Hanson had previously emailed the November 30, 2019 financial statements to the Board Members. She also brought to the meeting the preliminary December 31, 2019 financial statements. She reviewed the balance sheet and the profit and loss budget performance report. A short discussion followed.

DELINQUENCY REPORT

Heidi Hanson had previously emailed a delinquency report to the Board Members. There are only a few owners who are delinquent at the current time and all but one of those owners are catching up on their amounts due. The owner of 70 Stillwater is delinquent and not catching up at the current time. A lien has been filed and this account has been turned over to the Association's attorney for collection and possible foreclosure if the owner doesn't start catching up soon.

2020 PROPOSED BUDGET

Heidi Hanson had previously emailed the proposed 2020 budget to the Board Members. She reviewed the proposed budget with them and a short discussion followed. The Board then approved the proposed 2020 budget.

MINUTES FROM OCTOBER 16, 2019 BOARD MEETING

Steve Stafford had previously emailed the Minutes from the October 16, 2019 Board Meeting to the Board Members. He asked if the Board Members had any questions or comments. A brief discussion followed. The Board then approved the Minutes.

ANNUAL OWNERS MEETING

Steve Stafford had previously informed the Board that he had tentatively scheduled the Annual Owners Meeting at 6:30 pm on Tuesday, January 21, 2020 in the Event Room in the Miller Ranch Community Center. The Board Members agreed to that date, time and location.

NEXT BOARD MEETING

Since the Annual Owners Meeting will be held on January 21, the Board did not discuss or schedule the next Board Meeting. It will most likely be scheduled at 6:00 pm on February 19, 2020 in the Valley Home Store conference room, since MRPOA Board Meetings are usually held on the 3rd Wednesday of every month.

NOTICE DOCUMENTS FOR ANNUAL OWNERS MEETING

Steve Stafford had previously emailed to the Board Members the notice and related documents for the Annual Owners Meeting. There was a brief discussion. The Board Members approved the documents.

25 RED BARN – DRB APPLICATION

Steve Stafford updated the Board and told them that as directed by the Board, he had told the owner that he would be required to talk to the Eagle County Building Department to make sure that his proposed shed would be done in compliance with County building codes, the Miller Ranch PUD and required setbacks. Steve said that the owner had previously informed him that he would be doing that and reporting back to Steve, but that has not occurred yet. Ty Ryan asked what is normally done to assure that improvements meet that criteria. A discussion ensued

regarding that topic. The Board directed Steve to contact the Association's attorney for some guidance on what the Board and management should be doing to address those concerns.

ADJOURNMENT

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

Respectfully submitted,



Steve Stafford, Community Association Manager