

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 8, 2019**

**MINUTES**

**ATTENDANCE**

Board Members in attendance were as follows:

- Kelly Malin
- Ty Ryan
- Kori Beckman
- 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 four out of five Board Members present, a quorum was established.

**APPOINTMENT OF NEW BOARD MEMBER FOR KELLY MALIN'S SINGLE FAMILY / DUPLEX REPRESENTATIVE POSITION**

Steve Stafford said that he had looked it up and Kelly's position was the single family / duplex representative on the Board of Directors. Her term will run for two more years, ending at the annual owners meeting in early 2021. Steve said that he had reviewed the Bylaws and the Declaration to determine whether a replacement Board Member, if appointed by the other Board Members, would run until the end of Kelly's current term or only until the next annual owners meeting (i.e. the one in early 2020). He couldn't find anything in the Bylaws or Declaration that spelled that out, so he asked Mary Isom, the Association's attorney, for her opinion. She came to the same conclusion. She said that although the Bylaws and Declaration don't give specific directions as to this issue, she would recommend making the appointee's term expire at the next annual owners meeting (i.e. the one in early 2020). The Board agreed with that recommendation. The Board also directed Steve to send an email to all single family / duplex owners asking them if they were interested in serving as a Board Member.

## GOVERNANCE POLICIES – RATIFICATION OF CURRENT POLICIES AND/OR PROPOSED CHANGES

Ty Ryan had previously proposed a few changes. Steve Stafford had then forwarded them on to Mary Isom for her input. She had made some comments by email that Steve had then forwarded to the Board Members. The Board discussed the proposed changes and Mary's comments.

In the Conduct of Meetings policy, the Board agreed to take out "if any" in Section 1.a(2). They agreed to take out "If any Owner has requested that the Association provide notice via email and has provided the Association with an email address" from Section 1.a(3). The Board agreed to add the following to Section 2 Board Meetings: "a. Notice. (1) The Association shall post notice on its website of all Board Meetings."

In the Adoption and Amendment of Policies, Procedures and Rules policy, the Board agreed to add the following to the end of Section 4: "The adoption of an emergency policy will be valid for a limited time to allow the Board to review and adopt a formal policy, but the duration shall not exceed 90 days."

## AMENDMENT TO THE INITIAL RULES AND REGULATIONS REGARDING OWNER USE OF COMMON AREAS

Ty Ryan had previously proposed some changes to the previous amendment to the initial rules and regulations regarding owner use of common areas. Steve Stafford had forwarded them to Mary Isom and she had given her input via email. Steve had then forwarded that input to the Board Members. There was a discussion regarding those proposed changes. The Board then agreed to the following changes: The heading "II. Use of Common Area" will be deleted unless it is needed as a heading in the document (to be subsequently confirmed). Section 1.15 was changed to read as follows: "Any Owner desiring to use the Common Areas for an event with any of the following characteristics must apply for and obtain Executive Board approval before holding such event. \*If the event exceeds thirty (30) attendees, \*If alcohol is served by the organizers of the event. \*If the event includes amplified music louder than Eagle County's permitted decibel level." At the end of the next paragraph, the following sentences will be added "If an event includes any of the above characteristics, it will not automatically be approved, however the Board will consider variances. Any event approval application must address the above items and how the event organizer proposes to address them." Two paragraphs later in the document, the first sentence will be modified to read as follows: "If an Owner proceeds to use the Common Area in violation of this Rule, and either does not apply for event approval or holds an event that includes one or more of the above characteristics, after the Executive Board has denied approval, the Association shall have the right to assess fines for such non-compliance as follows: 1. \$2,500 fine for first non-compliance violation; 2. \$5,000 for second non-compliance violation." The Board agreed to remove the following sentence: "The Board adopts this as a temporary amendment and as such this provision will expire after December 31, 2018, at which time the Board may adopt this provision permanently or choose to make and adopt other changes." The Board agreed that the date of "October 17, 2018" would be updated to "April 8, 2019" in the certification section.



#### INVESTMENT OF REPLACEMENT RESERVE FUNDS

There was a brief discussion about investment of replacement reserve funds in money market funds, certificates of deposit, etc. The Board decided that at the current level of funds and the low interest rates available, it wasn't worth losing liquidity on the funds in order to gain a very small amount of interest.

#### UPDATE OF REPLACEMENT RESERVE STUDY

Steve Stafford informed the Board that Borne Consulting was just about done with the update and it would be available prior to the next Board Meeting. He said that he would forward it to the Board Members as soon as he gets it.

#### LANDSCAPE MAINTENANCE SPECIFICATIONS

Steve Stafford said that Vincent Vigliotti had previously emailed the landscape maintenance specifications to the Board Members. There was a brief discussion. The contract starts on April 15, but they often start earlier if weather permits. Also, if weather permits, Vincent will have the temporary workers do a sweep through the neighborhood to clean up dog waste. Steve reminded Vincent that he needs to get a weed spraying schedule from David Probst so he can post it on the Association website. The Board directed Slifer Management to put the landscape maintenance specifications on the Association website. Steve asked all the Board Members to review the specifications and let him know if they want any changes, so those changes can be made prior to posting it on the website.

#### REVIEW OF FINANCIAL STATEMENTS

Heidi Hanson presented the March 31, 2019 financial statements, including the balance sheet, year-to-date budget comparison income and expense statement and the aged receivables report. A brief discussion followed. As of March 31, 2019, the Association has net income of approximately \$35,000. Kori Grice asked if there were going to be any more snow removal bills. Steve and Vincent both said that they expected more for the last part of the winter season. Kori asked if management has given Pristine Landscapes the go-ahead on replacement of trees that were damaged and had to be removed after a large storm last year. Steve and Vincent both said that the contract had been signed last year and the trees were scheduled to be replaced this coming spring or early summer. Steve informed the Board that the home at 120 Wildcat was finally going back to Eagle County and they would then sell it and put it back into the affordable housing pool. The Board discussed the possibility of having Eagle County repaint the exterior in one of the new color schemes prior to selling it. That would be a good test of one of the new paint schemes.

#### APPROVAL OF MINUTES FROM NOVEMBER 28, 2018 BOARD MEETING

Steve Stafford had previously emailed the Minutes from the November 28, 2018 Board Meeting to the Board Members for their review. The Minutes were approved.

#### APPROVAL OF MINUTES FROM JANUARY 22, 2019 ANNUAL OWNERS MEETING

Steve Stafford had previously emailed the Minutes from the January 22, 2019 Annual Owners Meeting to the Board Members for their review. Ty Ryan said that someone at the annual meeting had mentioned street lights being on all the time, even during the daylight hours. Steve asked Vincent if the photocells are down low where snow could cover them and Vincent said yes they are. Steve said that he's guessing that since the neighborhood has had so much snow this winter, the photocells have been covered with snow much of the time, which makes the lights stay on. Vincent said that he would check them out now that the snow is gone. The Board directed Steve to take out the language about not being able to shoot pigeons in the neighborhood. The Minutes were then approved, subject to approval by the owners at the next Annual Owners Meeting.

#### APPROVAL OF MINUTES FROM MARCH 20, 2019 BOARD MEETING

Steve Stafford had previously emailed the Minutes from the March 20, 2019 Board Meeting to the Board Members for their review. The Minutes were approved.

#### ASSOCIATION WEBSITE

Steve Stafford said that the new Association website is up and running. It's much easier to navigate, it's easier to administer and it's less expensive. If the Board Members want any changes to be made, they should let Steve know, as the new website is much easier than the old website to make changes to. Steve said that he did put notice of the Board Meeting on the website in two different places.

#### ADDITIONAL PAINT SCHEMES

Kelly Malin brought two new color schemes to the meeting. She had examples of all the new colors from the Sherwin Williams store in Eagle-Vail. She thought that the new color schemes basically needed to be blue and grey. The two new color schemes were as follows:

SW 7604 Smoky Blue  
SW 7603 Poolhouse  
SW 7071 Gray Screen

SW 7075 Web Gray  
SW 7072 Online  
SW 7071 Gray Screen

The Board Members thanked Kelly for the time that she spent on this project. Steve Stafford asked if the Board would have a problem with two adjacent homes having the two new color schemes next to each other and the Board said that they would not have a problem with that. All present verified that there are not currently any different color schemes that are not allowed next to each other. The Board directed management to ask Eagle County to paint one wall of the home at 120 Wildcat with the new blue paint scheme so the Board could see how it looks.



## COMMUNITY TRASH DUMPSTERS

Steve Stafford asked the Board which weekend they would like to have the community trash dumpsters onsite. The dumpster will be delivered on a Friday and it will be removed on the following Monday. The Board directed management to ask Eagle County if the dumpster could be placed in the Miller Ranch Community Center parking lot. The Board directed management to look into the possibility of having two dumpsters, one for trash and the other for recycle items. The Board decided on the weekend of May 18 and 19 (delivery on May 17 and removal on May 20).

## SCHEDULING OF NEXT BOARD MEETING

The Board scheduled the next Board Meeting at 6:00 p.m. on Wednesday, May 15. Kelly Malin asked if she could participate via teleconference. Steve Stafford confirmed that she could.

## MISCELLANEOUS

The Board directed management to give a warning to a duplex owner on Marble Street, whose front porch has lots of junk on it. The Board directed management to fix a couple dog waste trash cans, whose lids are no longer attached. Vincent Vigliotti said he would check all of them. The Board directed management to give a warning to the owners of 9 Mica about their purple front door. The Board directed management to give a warning to the townhome owner on Flat Top Street who has a blue or purple front door. The Board asked management to check on the townhome on Tames Creek that has a blue door. There was a brief discussion about removal of Christmas decorations. There was a brief discussion about renters being able to participate on the Miller Ranch Facebook page. The Board didn't have a problem with that as long as they participate in a positive manner. Those present reiterated that the Miller Ranch Facebook page is not affiliated with the Miller Ranch homeowner associations, however several Board Members do have administrative capacities for that page, in order to assure that people don't get abusive on the page. The Board suggested that a landscape walkaround be done in early June. This should be placed on the agenda for the May Board Meeting.

## ADJOURNMENT

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

Respectfully submitted,



---

Steve Stafford, Community Association Manager