

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 24, 2019**

MINUTES

ATTENDANCE

Board Members in attendance were as follows:

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

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 7:00 p.m. The meeting was held in the Valley Home Store conference room.

ESTABLISHMENT OF QUORUM

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

EXTERIOR PAINTING

Prior to the meeting, Kori Beckman, Jen Wanner, Steve Stafford and Vincent Vigliotti had toured the neighborhood and compiled a list of homes that needed to be painted pursuant to the new exterior painting rule. The list also included a few other items (garage doors that needed to be painted, back yards to be cleaned up, etc.) Kori had kept notes during that property tour. She said that she would scan and email them to Steve and the other Board Members. Steve will then send notices to the owners on the list.

PROPOSAL TO MAKE STILLWATER STREET ONE WAY WITH DIAGONAL PARKING ON ONE SIDE

Steve Stafford said that Cindy Haggen had asked about the possibility of making Stillwater Street a one-way street with diagonal parking on one side. She thought that this might create some additional parking spaces. Two of the Board Members had looked at this street prior to the meeting. After the Board discussed this proposal, they decided that the street was too narrow. The Board was also sure that Eagle County would not allow this.

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

The Board had a discussion about the two owners who had indicated an interest in being a Board Member to fill Kelly Malin's vacated single family / duplex position on the Board. Those two owners were Tim Nottingham and Mick Woodworth. Those present thought that either of these two owners would be good choices. After discussing it further, those present voted to appoint Mick Woodworth to fill the vacant single family / duplex position on the Board. Mick's term will run until the next annual owners meeting, at which time he can run for reelection if he wants to do so.

UPDATE OF REPLACEMENT RESERVE STUDY

There was a brief discussion about the updated replacement reserve study. The Board directed Steve Stafford to have Jamie Pappas look at the drainage at the south end of the north-south streets again, since that area was covered by snow when the update was done. The Board decided that the Association needed to start increasing the replacement reserve dues to keep the reserve funded properly for future expenses.

REVIEW OF FINANCIAL STATEMENTS

Heidi Hanson had previously emailed the most current financial statements to the Board Members for review prior to the meeting. Those financial statements included the June 30, 2019 balance sheet and year-to-date budget comparison income statement. There was a brief discussion. The current financial position of the Association looks good. The Board directed Heidi Hanson to ask Eagle County for the water bill in October if she hasn't received it yet.

REVIEW OF DELINQUENCY REPORT

Heidi Hanson had previously emailed the delinquency report to the Board Members for review prior to the meeting. She gave the Board a brief update. There are not very many delinquent owners and those few who are delinquent are making progress with their payment plans.

APPROVAL OF MINUTES FROM APRIL 8, 2019 BOARD MEETING

Steve Stafford had previously emailed the Minutes from the April 8, 2019 Board Meeting to the Board Members for review prior to the meeting. There was a brief discussion. The Minutes were then approved.

18 MARBLE TRAILER STORAGE AND DAMAGE TO ASSOCIATION FENCE

Steve Stafford reported that the owner had requested additional time to find a storage facility for his travel trailer. The owner said that he would also repair the fence. There was a brief discussion about updating the rules sometime in the future.

VERIZON CELL TOWER APPROVAL

The Board discussed the proposal from Verizon regarding the installation of a new cell tower on Battle Mountain High School. Those present approved the project.

OPTIONS FOR PROTECTING BASES OF TREES FROM WEED WHACKING

Steve Stafford presented several options from Pristine Landscapes for protecting the bases of trees from weed whacking. The Board then voted to only install cages around new trees but not around more mature trees, since Pristine Landscapes had informed them that weed whacking normally does not damage more mature trees.

NEXT BOARD MEETING

Steve Stafford said that since the Board Meetings are normally held at 6 p.m. on the 3rd Wednesday of every month, that would put the next Board Meeting on August 21. Those present agreed with that date.

ADJOURNMENT

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

Respectfully submitted,



Steve Stafford, Community Association Manager