

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 19, 2018**

MINUTES

ATTENDANCE

Board Members in attendance were as follows:

- Kelly Malin
- Ty Ryan
- Kori Beckman
- Ashley Perrigaud

Other persons in attendance were as follows:

- Derek Fawcett
- Steve Stafford, Slifer Management Company

CALL TO ORDER

Kelly Malin called the meeting to order at 6:07 p.m. The meeting was held in the Valley Home Store conference room.

DRB APPLICATION – 90 WILDCAT

Derek Fawcett, owner of 90 Wildcat, addressed the Board regarding his DRB application, in which he requested permission to change the color scheme of his home. He wants to change the color scheme from the current yellow color to the Harvest color scheme, which is a light tan color. He also wants to restrain his deck a brown color. The Board Members have a concern about losing all of one particular color in the neighborhood. They would like to come up with another color scheme to offer to owners who wish to change their color scheme when they repaint their homes. The Board discussed the fact that none of the adjacent neighbors have the Harvest color scheme, so they approved Derek's DRB application. The Board or a painting committee will probably come up with one or two new color schemes to add to the already existing color schemes. At some point, the Board will take pictures of all the existing color schemes and take them to the Sherwin-Williams paint store.

REPAINTING RULE

The Board discussed the proposed repainting rule and the owner input that has been received so far. The Board will continue to receive owner input and will make a decision about the rule at the next Board Meeting or shortly thereafter.

CODE ENFORCEMENT

Steve Stafford asked the Board for input regarding items that are placed in the alleys but not on Association common area. The areas that he mentioned in particular are on Buffalo street, the alley between Tames Creek and Stillwater and the alley between Stillwater and Marble. Items

include a lacrosse net, portable basketball stands/hoops, children's slides, etc. They are in most cases placed on private lots that abut the alleys or sometimes on county property. Steve showed the Board plat maps and pictures to illustrate what he was talking about. The Board discussed the issue and decided that if these personal items were on private property, they were acceptable. The Board is more concerned about things like house furniture on porches, excessive items piled in alleys and other similar code violations. They directed Slifer Management Company to increase the level of code enforcement for these types of things.

ULLR REST

The Board had a discussion about the proposed Ullr Fest. Ty Ryan said that Sean Hanagan wanted to know what rule he would be breaking if he went ahead with the Ullr Fest without meeting the conditions that had been set previously by the Board. The other Board Members felt that the Association does have the right to restrict certain uses of common area and/or to attach conditions to their approval of any such use. Not having a liquor license for such an event would be a violation. Disrupting the peace and quiet of neighbors would be a violation. Most of the Board Members felt that the conditions that had previously been set were reasonable.

AMENDED BYLAWS

Steve Stafford informed the Board that the Amended Bylaws have been fully executed now. The Board directed Steve to send a copy to all the Board Members and to Patti Liermann and to post them on the Association website.

MINUTES FROM AUGUST 15, 2018 BOARD MEETING

Steve Stafford had emailed the Minutes from the August 15, 2018 Board Meeting to the Board Members prior to this meeting. Steve asked if there were any questions or comments. There were none. The Board then approved the Minutes.

REVIEW OF FINANCIAL STATEMENTS

Heidi Hanson had previously emailed the August 31, 2018 financial statements to the Board Members. Steve Stafford asked if the Board Members had any questions or comments. There were none.

DELINQUENCY REPORT

Heidi Hanson had previously emailed the delinquency report to the Board Members. Steve Stafford asked if the Board Members had any questions or comments. There were none.

ASSOCIATION WEBSITE

Steve Stafford said that AtHomeNet was switching its format to a new one called FrontSteps. He has had many problems getting them to respond to his requests for a change in the contract that they are requiring as a part of the switchover. That change is to avoid having the Miller Ranch homeowner associations be required to pay higher fees for some services that the associations don't need. Steve asked the Board if it would be ok to switch to another website provider called eBizWebpages.com. He had previously sent the Board Members several links to see what several

propertys' websites looked like with that provider. He said that he uses this provider for those other homeowner associations and the websites are easy to use and owners like them. The cost would actually be less than the current cost. One Board Member asked if a limited owner list could be placed on the website without the contact information. Steve said it could. There was some question as to whether the Association owns the domain or not. Steve said that he would have to research that.

LANDSCAPE MAINTENANCE

Steve Stafford told those present that Vincent Vigliotti was still working on landscape maintenance bids. He hopes to have at least three for the next Board Meeting. He said one company that has promised a bid is Rocky Mountain Custom Landscapes. Kori Beckman told Steve to remind them that their proposal needs to be in the Association's form rather than their own company form. Kelly Malin directed Steve to suggest to David Probst that he put a 2 or 3 man crew in the Miller Ranch neighborhood and that he would then take a cut off the top for supervision. This 2 or 3 man crew could be a third party provider and Dave could use them as a subcontractor. This crew would work primarily two or three days per week in the Miller Ranch neighborhood.

KERRY DONOVAN REQUEST

The Board discussed a request from political candidate, Kerry Donovan, for permission to post something on the Association's website or arranging a "meet and greet" with residents. The Board decided that the Association could not be involved in any way with assistance to political candidates.

120 WILDCAT

There was a brief discussion about 120 Wildcat. Steve Stafford said that although Eagle County has continued its efforts to purchase the property from Chase Mortgage, HUD and other parties involved with the foreclosure, they have not yet been able to do so. They are committed to purchasing the property to place it back in the deed restricted housing pool. Tori Franks with Eagle County Housing had recently told Steve that Chase and HUD are still working through the paperwork establishing HUD as the owner.

CROSSWALKS PAINTING

The Board directed Steve Stafford to see if Eagle County will paint all of the crosswalks.

TREE PRUNING

The Board directed Steve Stafford to see if Eagle County will cut back tree branches that obstruct visibility of stop signs and/or brush against county vehicles driving down the streets.

SPEEDING

There was a discussion about speeding in the neighborhood. The Board discussed speed bumps and the problems of getting them approved and installed. Another problem in the neighborhood

is people who run the stop signs. The Board directed Steve Stafford to ask Eagle County if they will paint cross bars at the intersections.

STOP SIGNS

The Board directed Steve Stafford to install stop signs at the three locations where condominium driveways lead to a public street.

24 CHOKE CHERRY

There was a discussion about the new garage at 24 Choke Cherry. The Board wondered if it was the size that they had previously approved. Steve Stafford said that he would measure it and report back to them.

ADJOURNMENT

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

Respectfully submitted,



Steve Stafford, Community Manager