

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 10, 2015**

MINUTES

CALL TO ORDER

Steve Nusbaum called the meeting to order at 6:00 p.m. The meeting was held in the Valley Home Store conference room on the 2nd floor of the Miller Ranch Community Center.

ATTENDANCE

The following Board Members were in attendance:

- Steve Nusbaum
- Kori Grice
- Jamie Pappas

Other persons in attendance were as follows:

- Steve Stafford
- Stephanie McKinnerney
- Vincent Vigliotti

BOARD MEMBER REPLACEMENTS

It was noted that since Ashley Perrigaud has lived in Denver for a long time, while going to college. Because of this, she has not been able to attend Board Meetings, or the most current Annual Meeting, for a long time. She is a Condominium Association representative. The Board Members feel that since she can't attend Board Meetings on a regular basis, it would be a good idea for her to resign and be replaced by an owner that can attend Board Meetings on a regular basis.

Aaron Veldheer has also notified the Board that he has purchased a home in Gypsum and therefore he will need to resign as a Board Member when he sells his Miller Ranch Condominium. He is willing to stay on the Board until then if the other Board Members would like him to do that. Otherwise, he will resign sooner.

It was noted that Jason Platt would be a good choice as a Board Member, but he is not on the deed for the property that he lives in, Unit H136, Miller Ranch Condominiums. The property is in his wife's name. The Board directed Steve Stafford to ask the Association's attorney, Mary Isom, if he could serve on the Board since his wife owns the property

The Board Members and Slifer Management Company representatives agreed that they would give some thought about replacements for Ashley Perrigaud, as a Condominium Association representative, and for Aaron Veldheer, as an At Large representative.

120 WILDCAT

There was a discussion about the vacant home at 120 Wildcat, which was foreclosed by the bank quite a long time ago. Stephanie said that she and Eagle County can't get any action from the bank. The Board directed Stephanie to talk to Mary Isom about filing an intent to file lien in order to get the bank's attention.

144 WILDCAT

There was a discussion regarding the delinquent status of 144 Wildcat. The Board directed Stephanie McKinnerney to send a demand letter with a lien threat to the owners and to then file a lien if the account isn't brought current.

46 MARBLE STREET

There was a discussion regarding the delinquent status of Bryan Houle and Stephanie McClurg. The Board directed Stephanie McKinnerney to file a lien against the property.

UNIT J146, MILL LOFTS

There was a discussion regarding the delinquent status of Alan Brown. Unit J146 was owned by Deirdre Smith before she died. Her husband, Alan Brown, is still not shown on the title to the property, so that creates serious complications regarding foreclosure. The Board directed Stephanie McKinnerney to file a lien on this property.

UNIT B105, MILL LOFTS

There was a discussion regarding the delinquent status of Lara Large. The Board directed Stephanie McKinnerney to send a certified letter warning Lara that if the unpaid late fees are not paid by March 31st, all late fees and interest previously waived will be reassessed.

FINANCIAL REVIEW

Stephanie McKinnerney reviewed the most current financial statements, which included the January 31, 2015 balance sheet and year-to-date budget comparison. A discussion followed.

SNOW REMOVAL

The Board directed Slifer Management Company to dig out the big snow pile at the intersection of Red Barn, Wildcat and Mica streets. They also directed Slifer Management Company to tell Tim Simon to have his guys slow down with the ATVs. They are leaving lots of snow when the ATVs bounce up and down. They need to clean up with shovels behind the ATVs.

MILLER RANCH COMMUNITY GARDEN

There are currently four Board Members. The Bylaws require a "majority" of Board Members to be present in order for there to be a quorum. That would mean that in order for a quorum to be present, at least three Board Members would need to be present. Since a quorum did not exist, all decisions made during this Board Meeting are subject to subsequent email approval by the Board Members who were not able to attend.

DESIGN REVIEW BOARD – 24 STILLWATER

There was a discussion regarding the unapproved “tiki bar” storage shed that was constructed in the back yard, the blinds around the perimeter of the front porch and the sheet metal across the front steps. It was noted that several complaints have been received about these items. The following decisions were made:

- The “tiki bar” storage shed must either be removed entirely, lowered below the top of the fence or a new DRB application must be submitted by the owners for a storage shed that matches the townhome better as far as design, materials, colors, etc.
- The blinds around the front porch are acceptable.
- The sheet metal across the front steps must be removed.

ECO TRAILS REQUEST FOR ASSOCIATION TO PAY FOR IRRIGATION REPAIRS

There was a discussion regarding the request from Eco Trails for the Association to pay for the irrigation repairs that will be necessary after Eco Trails trenches along the bike path and installs Bio Barrier to stop cottonwood roots from damaging the bike path. It was noted that Eco Trails had estimated the cost of irrigation repairs to be approximately \$400. It was also noted that the Bio Barrier was probably necessary because the Association had transplanted cottonwood trees in the area after removing them from other parts of the neighborhood. The Board decided that the Association would require that Eco Trails repair any damage that they caused to the Association’s irrigation system and that the Association would contribute a maximum of \$400 towards the irrigation repairs. There was also a discussion about capping off the irrigation system and not watering the native grass along the bike path. Those present felt that the amount of water that is normally used for this area is minimal and that the native grass would turn brown in dry or normal summers, so they decided that they would not allow Eco Trails to just cap the irrigation lines off in that area.

REPLACEMENT FOR RON NEVILLE

There was a discussion regarding a replacement for Ron Neville’s Board Member position. Several persons had recommended Jamie Pappas as a good choice, since he has previously been active in Association affairs. Since he works for Borne Engineering, the company that previously did the replacement reserve studies for all three Miller Ranch homeowner associations, he is very knowledgeable about the future physical maintenance and repairs that might be needed. Those present decided to appoint him to replace Ron Neville as the Single Family / Duplex representative for the remainder of Ron’s term, which will expire at the end of 2014. The Board directed Steve Stafford to contact Jamie to see if he’s willing to serve on the Board.

ANNUAL MEETING DATE AND TIME

There was a discussion regarding the Annual Owners’ Meeting. It was decided that the meeting would be held at 7:00 p.m. on Tuesday, January 6, 2015 in the Event Room in the Miller Ranch Community Center.

FINANCIAL STATEMENTS

Stephanie McKinnerney presented the financial statements, including the September 30, 2014 balance sheet and year-to-date budget comparison. Landscape maintenance expense is over budget. The Association finally got a one year water bill from Eagle County. Sidewalk snow shoveling is over budget due to the heavy snow year, especially in the spring, after the normal

contract ended. Bad debt was mostly the write off of the Solsbery unit. There were also expenses related to the landscape damage that was caused by the fire in back of Building J of the Mill Lofts.

PROPOSED 2015 BUDGET

Stephanie McKinnerney presented the proposed 2015 budget. A discussion followed. The budget was approved.

DELINQUENCY REPORT

Stephanie McKinnerney presented the delinquency report. Accounts receivable are only \$1,300 now. Three owners are on payment plans.

LANDSCAPE MAINTENANCE

There was a discussion about landscape maintenance. Steve Nusbaum had some questions about the bill from Pristine Landscape's invoice for additional landscaping at 11 Red Barn. Stephanie McKinnerney said that she would review the invoice and get back to Steve.

SNOW REMOVAL

Vincent Vigliotti presented the snowplowing and snow shoveling bids. A discussion followed. The Board approved the snowplowing bid from H&B Snow Removal and the snow shoveling bid from Simon Property Services.

ADJOURNMENT

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

Respectfully Submitted,



Steve Stafford, Property Manager