

**MILLER RANCH PROPERTY OWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING
JANUARY 10, 2012**

MINUTES

CALL TO ORDER

The meeting was called to order by Steve Nusbaum, President of the Association, at 6:10 p.m. The meeting was held in the Event Room on the second floor of the Miller Ranch Community Center.

ATTENDANCE

The following Board Members were present:

- Steve Nusbaum, 15 Red Barn Street
- Stephanie McKinnerney, 101 Silver Street
- Aaron Veldheer, Unit B206, Mill Lofts
- Karl Talcott, 48 Flat Top Street

Other owners in attendance were as follows:

- Gary Olson, 58 Marble Street
- Ashley Perrigaud, Unit I144, Mill Lofts
- Courtney Shaw, Unit E121, Mill Lofts
- Angie Osborne, 7 Round Up Street
- Mourghan Ridenour, Unit G132, Mill Lofts
- Warner Hopkins, 42 Still Water Street
- Jennifer Newman, 9 Cross Timber Street
- Audrey Frey, 119 Tames Creek Street
- Rafael Fernandez, 52 Still Water Street
- Walt Bujaryn, 59 Silver Street
- Barbara Williams, 53 Wildcat Street
- Beth Reilly, 31 Red Barn Street
- Stacy and Dave Thibedeau, 11 Tames Creek
- Keegan and Jen Winkeller, Unit B207, Mill Lofts
- Bill Lansdowne, 12 Flat Top Street
- Jen Wondrasek, Unit A101, Mill Lofts
- Jen and Seth Ehrlich, 131 Tames Creek
- Ryan Fintel, Unit G231, Mill Lofts
- Chris Brook, 20 Flat Top Street
- Leah Ott, 137 Silver Street
- Terry O'Brien, Unit H237, Mill Lofts
- Michelle Siemer, 113 Silver Street
- Laura Dziadosz, 42 Flat Top Street
- Jim Edwards, 27 Cross Timber Street

- Eric Blitzstein, 100 Marble Street

Owners present by proxy were as follows:

- Elizabeth Macleod, 70 Flat Top Street, by proxy to Steve Nusbaum
- Linda Chase, 70 Marble Street, by proxy to Steve Nusbaum
- Kori Grice, 65 Tames Creek Street, by proxy to Steve Nusbaum
- April Bevins, 35 Still Water Street, by proxy to Steve Nusbaum
- Ron and Lara Neville, 17 Silver Street, by proxy to Steve Nusbaum

Others in attendance were as follows:

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

REPORT FROM BOARD OF DIRECTORS

Steve Nusbaum presented a summary of Board of Directors projects that had been completed in 2011. Those projects were as follows:

- Installed monument sign at property entrance
- Replaced damaged concrete throughout Miller Ranch.
- Fixed drainage issue in sidewalk near 8 Buffalo Street.
- Removed cottonwood trees that were causing concrete problems in the Round Up area. Replaced with trees that have a less aggressive root structure. Added plants and irrigation to the area.
- Planted trees and added sod to the west end of the bike path.
- Added plants to the gardens in the Stillwater park area.
- Provided notary service on several nights in the Event room to accommodate homeowners with their annual Eagle County homeowner affidavits.
- Increased code enforcement efforts relating to parking, dogs, storage of items in visible locations, unapproved structures in back yards, maintenance of back yards, etc.
- Organized and held the annual Spring Community Clean-Up. This event is held every April or May. Please let Slifer Management Company know if you would like to be on the organizing committee.
- Increased efforts to minimize delinquent owner accounts on dues payments. Developed guidelines and time frames for initiating liens and foreclosures.
- Added additional mulch throughout the neighborhood.
- Added soil pep throughout the neighborhood.
- Replaced some trees under warranty.
- Did landscape inspections in order to assure that acceptable standards are being met and implemented several improvement projects.
- Opened and closed the Event Room on a regular basis to accommodate renters and thereby increase rental revenues for the Association.
- Organized and held the annual Summer Community Barbeque.
- Reviewed DRB applications on a regular basis.

- Reviewed financial statements on a monthly basis.
- Commenced implementation of the recommendations in the replacement reserve studies that were done by Borne Engineering for all three Associations.
- Used best efforts to keep expenses within the budget.
- Developed the operating budget for the coming year.
- Corresponded with Eagle County Housing representatives to monitor current resale and foreclosure situations.
- Actively supported the Safe Sidewalks Initiative by review of proposed changes and submittal of letter of support.
- Renegotiated the snowplowing contract to save money for the Association.

MAILBOX REPAIR

There was a brief discussion about the cluster mailbox that had been knocked down by a vehicle on Marble Street. Steve Stafford said that the homeowner responsible had paid for all of the damage.

RETAINING WALL

There was a brief discussion about the retaining wall near Building A of the Mill Lofts. Vincent Vigliotti said that this wall would be repaired by the Miller Ranch Condominium Association.

WINDOW WASHING

There was a brief discussion about window washing. Steve Stafford said that this was not something that was done by the Miller Ranch Property Owners' Association or the Miller Ranch Townhome Association. Although window washing has been included in the budget for the Miller Ranch Condominium Association in past years, it has not been done, since that Association has been trying to get caught up with their funds after several high snow years when they were substantially over budget.

SNOWPLOWING AND SNOW SHOVELING

There was a brief discussion about snowplowing and snow shoveling. Most persons present agreed that it was better to do the snowplowing and snow shoveling early in the morning, even though that wakes some people up. It was felt that if the plowing and shoveling isn't done really early, the snow gets walked on and driven on and then it turns into hard pack and ice, which is much harder and more expensive to remove.

APPROVAL OF MINUTES FROM PREVIOUS ANNUAL HOMEOWNERS MEETING

There was a brief review of the proposed Minutes from the previous Annual Homeowners Meeting, which was held on December 7, 2010. A brief discussion followed. The Minutes were then approved.

FINANCIAL REPORT

Stephanie McKinnerney presented a review of the October 2011 financial statements and the estimated 2011 year-end amounts. A brief discussion followed. The financial statements were then approved.

PROPOSED 2012 BUDGET

Stephanie McKinnerney presented the proposed 2012 budget. A brief discussion followed. The proposed budget was then approved.

PEST CONTROL

There was a brief discussion about pest control in the landscaped areas. One owner suggested that the Association purchase ladybugs instead of doing chemical tree spraying. Steve Stafford said that Slifer Management Company would look into the feasibility and cost and report back to the Board of Directors.

DEEP ROOT FEEDING OF TREES

There was a brief discussion about deep root feeding of the trees. Vincent Vigliotti said that this is done at the same time that the trees are sprayed.

LANDSCAPE IMPROVEMENTS

There was a brief discussion about landscape improvements to be done in 2012. One owner said that Building G of the Mill Lofts could use more plants. One owner said that the plants around the north facing properties weren't doing as well. One example of this is at 9 Cross Timber. Vincent Vigliotti said that some of the new sprinkler heads in the Round Up area will need to be replaced in some places.

REPLACEMENT RESERVE FUND

There was a brief discussion about the replacement reserve fund and the assessments that are allocated to that fund. Steve Stafford said that Borne Engineering had done an extensive replacement reserve study for each of the three Miller Ranch homeowner associations and that each of the Associations was following the recommendations of that study.

LIGHTING

One owner asked if more or better lights could be installed behind Building G of the Mill Lofts for security reasons. Steve Stafford said that Slifer Management Company would look into this.

RENTALS OF UNITS

There was a brief discussion about rentals of units in Miller Ranch. Steve Stafford explained that owners were allowed to rent bedrooms in their units as long as they are also living there. He said that owners could also rent their residences without living there, if they had temporary circumstances that required them to live outside of Eagle County. Eagle County has to approve these types of rentals. They can approve them for one year with a one year extension if they deem the circumstances to be only temporary, where the owner is expected to move back to Miller Ranch after the temporary work situation ends.

UNIT F229, MILL LOFTS

There was a discussion about Unit F229, Mill Lofts, which had been foreclosed on. Stephanie McKinnerney said that the unit was now owned by a bank. She said that the bank would most likely not retain the deed restrictions and that it could become a rental unit. Eagle County did purchase some units to retain the deed restrictions for awhile, however they don't have enough funds to continue doing that now.

SALE OF PROPERTIES

There was a discussion about how to get properties sold. Valley Home Store, For Sale By Owner (FSBO), craigslist and other methods were discussed. When Miller Ranch was originally developed, Eagle County didn't anticipate having to advertise a property for a year or more, as sometimes is the case now.

BOARD OF DIRECTORS ELECTION

Steve Stafford explained that four Board positions were up for election. Those positions were as follows:

- Single Family / Duplex representative, previously held by Stephanie McKinnerney.
- Condominium representative, previously held by Aaron Veldheer.
- At Large representative, previously held by Steve Nusbaum.
- At Large representative, previously held by Ron Neville. Ron had previously resigned but his position had not been filled.

The ballots were collected and then counted during the remainder of the meeting with the following results:

- Kristin Cecil was elected as the Single Family / Duplex representative.
- Ashley Perrigaud was elected as the Condominium representative.
- Steve Nusbaum was elected as an At Large representative.
- Stephanie McKinnerney was elected as an At Large representative.

MAINTENANCE AND REPAIRS

There was a brief discussion about maintenance and repair projects. Several projects planned for 2012 are as follows:

- Look into improving drainage where streets intersect the bike path.
- Design and build landscaping for the area around the new monument sign.
- Seal and stripe off-street parking areas maintained by the MRPOA.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned.

Respectfully Submitted,



Steve Stafford, Property Manager