

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
ANNUAL HOMEOWNERS MEETING
JANUARY 23, 2018**

MINUTES

CALL TO ORDER

The meeting was called to order by Steve Stafford, Property Manager for the Association, at 6:30 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:

- Kori Grice Beckman, 65 Tames Creek

Other owners in attendance were as follows:

- Kelly Malin, 9 Stillwater
- Jamie Malin, 9 Stillwater
- Jen Ehrlich, 131 Tames Creek
- Darren Szot, 3 Buffalo
- Kris Larsen, 112 Marble
- Justan Treadway, Unit D117, Mill Lofts
- David Thibedeau, 11 Tames Creek
- Stacy Thibedeau, 11 Tames Creek
- Koby Kenny, 140 Marble
- Johanna Johnsson, Unit E223, Mill Lofts
- Tripp Hallowell, 42 Wildcat
- Michele Hallowell, 42 Wildcat
- Eric J. Ross, Unit I142, Mill Lofts
- Mark Hoblitzell, Unit E222, Mill Lofts
- Kimberly Gavin, 113 Mill Loft
- Elizabeth Koontz, 35 Silver
- Jen Wanner, 75 Stillwater
- Loren Dumont, 15 Tames Creek
- Jen Chesery, 84 Wildcat
- Taylor Ryan, 23 Silver
- Walt Bujaryn, 59 Silver
- Bill Lansdowne, 12 Flat Top
- Jessica Hall, Unit E224, Mill Lofts
- Paul Killino, 107 Silver
- Shaun Filiault, 30 Flat Top
- Scott O'Connell, 71 Silver
- Emma O'Connell, 71 Silver
- Jen Wondrasek, Unit A101, Mill Lofts

- Gus Pernetz, Unit C114, Mill Lofts
- Barbara Williams, 53 Wildcat
- Jozef Rak, 128 Marble
- Monika Rak, 128 Marble
- Jen Schrader, 69 Tames Creek

Owners in attendance by proxy were as follows:

- Todd and Jill Hughes, 75 Tames Creek, by proxy to Taylor Ryan
- Martha Brassel, 61 Tames Creek, by proxy to Taylor Ryan
- Branislav and Livia Polacik, 48 Wildcat, by proxy to Taylor Ryan
- Mourghan Ridenour, 41 Silver, by proxy to Taylor Ryan
- Cathy Keil, 10 Choke Cherry, by proxy to Taylor Ryan
- Amy and Rudy Vanwel, 5 Silver, by proxy to Taylor Ryan
- Cyndi Gershenoff, 11 Silver, by proxy to Taylor Ryan
- Petrus Kruger, 35 Stillwater, by proxy to Kori Grice Beckman
- Camille Thurston, Unit H239, Mill Lofts, by proxy to Kori Grice Beckman
- Ellen Miller, Unit F230, Mill Lofts, by proxy to Kori Grice Beckman
- David B. LaGrange, Unit C214, Mill Lofts, by proxy to Kori Grice Beckman
- Marybeth Bahan, Unit E124, Mill Lofts, by proxy to Kori Grice Beckman

Others in attendance were as follows:

- Patti Liermann, Valley Home Store
- Jessica Foulis, Eagle Valley Land Trust
- Steve Stafford, Slifer Management Company
- Heidi Hanson, Slifer Management Company
- Vincent Vigliotti, Slifer Management Company

EAGLE VALLEY LAND TRUST

Jessica Foulis gave a presentation about the work being done by the Eagle Valley Land Trust. She handed out brochures and flyers related to their organization and their work. They are working with Eagle County to acquire 18 additional acres, a parcel of land between the railroad and I-70. This is mainly for wildlife habitat, since wildlife populations are really suffering for a number of reasons. This summer Jessica is going to be working with the Environmental Council and Eagle County to do some restoration work and access work on Miller Ranch Open Space. They are hoping to have a public process for that.

EAGLE COUNTY HOUSING REPORT

Patti Liermann with the Eagle County Housing Department and the Valley Home Store gave a presentation about Miller Ranch sales. She had some flyers for interested owners. There were 18 Miller Ranch properties that sold in 2017. There are currently 3 properties listed for sale and all of them are already under contract. Of the 18 properties that were sold in 2017, the maximum sales price was 99.55% of maximum allowed price. Genesis Davila will be sending out the annual affidavit updates. This year they will start making the affidavit updates available online.

If owners have provided their email address and if they have filled out and turned in affidavits every year prior, they will be allowed to do their affidavit updates online now and in the future.

APPROVAL OF MINUTES

Steve Stafford had previously emailed, mailed or hand delivered copies of the Minutes from last year's Annual Meeting to all members of the Association. He asked those present if anyone had any questions or comments regarding the Minutes. No one had any questions or comments. The Minutes were then approved.

FINANCIAL REPORT

Steve Stafford had previously emailed, mailed or hand delivered copies of the December 31, 2017 balance sheet and profit and loss budget comparison to all members of the Association. Heidi Hanson went over the financial statements. After the last Annual Meeting in March, 2017, the Board had made it clear that they wanted to get costs under control. Vincent and Heidi met with the owner of Pristine Landscaping to go over all planned landscape maintenance projects, since that makes up the biggest part of the budget. They were able to rein those expenses in. Grounds Cleaning, Legal and Professional and Snowplowing were all under budget in 2017. This led to an ordinary net income of approximately \$28,000. That along with the reserve fund assessments, less the reserve expenses for a new bench and bear-proof trash can, brings the net income for the year to approximately \$38,000. Heidi then reviewed a document that compared 2016 performance with 2017 performance. The Association had a loss of approximately \$13,000 in 2016. Because of the 2017 net income, the Association is able to decrease the operating dues and increase the replacement reserve dues without any increase in the total dues. At the beginning of 2018, there was approximately \$37,000 in the replacement reserve account. With this year's reserve contribution and the net operating income, if the members decide to roll the net operating income into the replacement reserve fund, the replacement reserve fund will have approximately \$75,600 in it. Heidi asked if there were any questions or comments. One owner asked about replacement of trash cans. Kori Grice Beckman explained that the Board had decided that as the trash cans along the south bike path wore out, they would be replaced with bear-proof trash cans. One owner asked if there was a requirement for a minimum amount for the replacement reserve fund. Steve Stafford said there was not. The Association had a replacement reserve study done 3 or 4 years ago and it indicated that the Association was significantly low on the amount being held in the replacement reserve fund, so that's why the Association has been trying to build it up. All of the common sidewalks around the neighborhood are the Association's responsibility. The Association is trying to increase the replacement reserve fund so that more sidewalk repairs or replacements can be done when needed. The Association hired a company from Denver in 2017 to grind down the worst trip hazards throughout the neighborhood. The Association will do more of that in 2018. This has saved a lot of money over tearing out slabs and replacing them. New slabs tend to sink or heave again anyway, so grinding down the trip hazards is often a better way to go and much less expensive. One owner asked if there might be grants available for doggy bags, trash cans or other Association expenses. Steve Stafford said that he was not aware of any such grant opportunities, but he would check. Steve then said that those present needed to decide what to do with the net operating income of \$28,467. The Association can either: (a) roll the net income into the replacement reserve fund, (b) refund it to the owners or (c) apply it to the 2018 operating budget to reduce dues. He said that most Associations choose to roll net operating income into the replacement reserve fund. Those present then approved a motion to roll the 2017 net operating income into the replacement reserve fund.

2018 PROPOSED BUDGET

Heidi Hanson went over the 2018 proposed budget, which had previously been emailed, mailed or hand delivered to all members of the Association. A brief discussion followed. The Association didn't have the Community Barbeque in 2017, which saved some money. Heidi said that no one complained about not having it in 2017, so the new budget doesn't include funding for that. Landscape maintenance has been adjusted upwards from 2017 actual. Snow shoveling has been left the same. Irrigation of front yards and common areas is billed to the Association by Eagle County. Last year the water bill was around \$7,800 and we budgeted \$7,500 for 2017. This line item has been increased by 3% for 2018. The replacement reserve amount in the 2018 budget has been increased to \$15,000. The Association has been carrying a contingency Other Expense line item for unusual landscape expenses. An example might be if a large tree dies and needs to be replaced. There was a short discussion about whether the Association should start having the Community Barbeque again. It appeared that the consensus of those present was to start having the Community Barbeque again. There was a brief discussion about the savings that occurred in landscape maintenance. Vincent Vigliotti said that most of the savings was from having the Board review every individual homeowner request before giving Pristine Landscapes the go-ahead. Management gets many individual homeowner requests every summer and in the past they have tried to accommodate and expedite all of those requests. In an effort to better control landscape maintenance expenses, the Board took a closer look at each individual request in 2017. This made the approval process longer but it also helped to control landscape maintenance expense. There wasn't too much savings by cutting back on mowing because Pristine Landscapes felt that it would not be good for the grass, although some savings were realized. The Association also saved a substantial amount by not replacing or adding mulch throughout the neighborhood. One owner asked if management could let owners know if the Association was going to replace or add mulch in the spring or early summer. One owner asked if the native grass area adjacent to the south bike path could be maintained better. The proposed 2018 budget was then approved.

BOARD MEMBER ELECTION

Steve Stafford said that the Bylaws require that at least one Board Member position be up for election each year. The Association has been going with three year terms and this happens to be a year when there are three Board Member positions up for election. Those positions are the Condominium representative, the Single Family / Duplex representative and an At Large representative. Those will all have three year terms. Steve said that Taylor "Ty" Ryan had indicated an interest in being a Board Member. Steve gave Ty the opportunity to address those present. Steve had previously distributed a flyer from Ty telling owners why he would like to be a Board Member. Ty said that although he was on the ballot for either the Single Family / Duplex position or the At Large position, he was running for the At Large position and he was supporting Kelly Malin for the Single Family / Duplex position. Ty indicated that he and his family feel like Miller Ranch is a special neighborhood. They now have a three year old child who goes to kindergarten and they can't imagine living anywhere else. Ty said that he would like to improve communication between the Board and management and the members of the Association. Ty said that he felt that the rules are not always applied consistently, and he would like to improve that. He would also like the Board to operate with more transparency. He commended the Board for controlling expenses and keeping the dues as affordable as possible. Kelly Malin then addressed those present. Kelly said that she has served on numerous homeowner association Boards, including the Riverwalk at Edwards Master Association Board.

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She felt that that Association had some similarities with the Miller Ranch Property Owners' Association, since both Associations are "master" associations attempting to serve the needs of numerous and diverse owners. Many changes have been made in the Riverwalk complex, especially over the past five years. Consistency and implementation make such a difference. She felt that transparency is also very important. Kelly and her husband have been in the neighborhood for three years but as soon as they moved into the neighborhood, they felt like they were part of a community. Her time has been freed up some recently, allowing her to spend time on this Board if elected. She feels that the Board does a good job. Kelly said that she was running for the Single Family / Duplex position and she strongly supported Ty Ryan for the At Large position. Steve Stafford asked if anyone else would like to be a Board Member and if they would like to address those present. No one else indicated an interest. Steve asked those present to fill out their ballots (one per property), fold it and turn it in at the end of the meeting. Steve explained that condominium owners can vote for the Condominium representative and the At Large representative, townhome owners can only vote for the At Large representative and single family and duplex owners can vote for the Single Family / Duplex representative and the At Large representative.

SIDEWALK REPAIRS

Vincent Vigliotti gave a brief presentation about maintenance and repairs. The biggest project in 2017 was grinding down many trip hazards on common sidewalks. The sidewalks on Red Barn and Stillwater were the ones focused on in 2017. The Association spent \$4,000 - \$5,000 on this project. The plan is to do this kind of work in other parts of the neighborhood over the next several years. In 2018, the Association will focus on Wildcat, the sidewalk adjacent to the south bike path, Tames Creek and Flat Top. Shaun Filiault said that there is a significant trip hazard on the sidewalk that goes to his townhome. This sidewalk also has a curb stop installed in it. He said it was marked number "10" by the company that did the grinding. He wondered why this was not fixed. Steve Stafford informed him that the sidewalks going to individual townhomes are an individual responsibility rather than an Association responsibility. They are on individual lots and only serve individual units. The concrete grinding company originally marked all trip hazards that they could find throughout the neighborhood, including ones that are individual responsibility. Regarding this particular hazard, they subsequently informed management that grinding would not be an appropriate fix for this particular problem.

CURB STOPS

Curb stops are also an individual responsibility, since they serve individual units. Jen Ehrlich said that there is a water cap that is broken off in the lawn area in front of 131 Tames Creek that has been broken off for a long time and it's a hazard to her kids or others when they run in the grass in the summer. Jen suggested sending out an email letting owners know what is individual responsibility and what is Association responsibility.

PAINTING

One owner asked if there were any plans to paint the condominium buildings this year. Steve Stafford said that would be a Condominium Association project and that they did plan on repainting this year. An owner asked if the Association was going to start forcing single family and duplex owners to repaint their homes when needed, since many homes are in need of repainting. One owner thought that the prior rule required repainting every 7 years. Steve Stafford said that at one point the Board had talked about a guideline requiring owners to repaint

every 7 or 8 years. The consensus appeared to be that homeowners wanted this policy to be firmed up and enforced.

RULES AND REGULATIONS / PARKING

One owner complained about rules and regulations not being enforced. He pointed out parking violations in particular. Steve Stafford said that when the original parking policy was created by the Board of Directors and management, it was assumed that any car without a parking permit could be ticketed, towed or booted. The Association was subsequently informed by Eagle County that the Association could not ticket, tow or boot vehicles parked on any street or alley in the neighborhood because they were public streets. That basically took all of the teeth from the parking policy. In addition, most of the parking violations occur at night when management is not onsite except for emergencies. If the Association wants to hire a night time parking patrol person at its expense, management will do that. However, without the ability to ticket, tow or boot vehicles parked on the streets or alleys without parking permits, hiring a night time parking patrol person will still not solve the parking problems. An owner asked if anything could be done with Eagle County to reverse that policy. Kori Grice Beckman said that Jamie Pappas, a former Board Member, had spent many hours working on this with Eagle County and Steve Stafford said that the Board had even hired an attorney to plead the Association's case with Eagle County, all to no avail. Eagle County is responsible for repairs and maintenance of all streets and alleys. One owner pointed out the problem caused by people parking cars in the alleys. Steve Stafford said that management had previously asked Eagle County if the Association could install signs at the entrance to every alley saying "No Parking In Alley" and Eagle County said no. Traffic safety issues should be called in to the Eagle County Sheriff's office. Vincent Vigliotti said that he and Steve had met with Eagle County Road and Bridge and they were going to go through the neighborhood and prune back trees and bushes that were blocking visibility of any stop signs. They were also receptive to repainting the stripes on the crosswalks and painting the curbs near stop signs to indicate no parking zones.

RENTALS

One owner mentioned the problems caused by people having too many roommates. Kori Grice Beckman said that owners should let The Valley Home Store know about rental situations, since they are the ones that have the power and authority to enforce rental restrictions. They will investigate complaints about unauthorized rentals. Steve Stafford said that the housing guidelines, which are administered by The Valley Home Store (i.e. Eagle County Housing), do not restrict or limit the rental of bedrooms as long as the owner also lives there. What is not allowed is the rental of a property when the owner does not live there, unless the rental is approved by Eagle County Housing. The housing guidelines allow an owner to rent his or her home for a year if they plan on moving back and if Eagle County Housing approves the rental in advance. This can be extended for one additional year if Eagle County Housing determines that the circumstances warrant it.

BULLETIN BOARDS

One owner said that several years ago he had suggested installing bulletin boards near the cluster mailboxes and he wondered what ever happened with that idea. Steve Stafford said that it had been discussed by the Board of Directors and they had decided not to do it because of the possibility of vandalism and the cost of maintenance.

ADDITIONAL STOP SIGNS

One owner asked if a stop sign could be installed at the corner of Tames Creek and Wildcat and the corner of Tames Creek and Cross Timber. Several other owners agreed. Vincent Vigliotti said that he would ask Eagle County Road and Bridge and he suggested that concerned owners do the same.

VACANT HOME AT 120 WILDCAT

One owner asked if there has been any progress on the vacant house at 120 Wildcat. Kori Grice said that a resolution is getting closer. It was foreclosed a long time ago by the bank and it's taken them forever to move it through their resale process. Eagle County is close to buying it from HUD.

EAGLE COUNTY PLOWING AND SNOW REMOVAL

One owner said that when Eagle County comes through with their large plow trucks and loaders to do snow removal, they are not liable for damage that they cause to vehicles parked on the streets. They damaged this owner's vehicle and they did not reimburse him for the damage to his vehicle. He asked if management could give owners prior notice when snow removal work was going to be done on the streets and alleys. Steve Stafford said that if Eagle County gave management prior notice, they would pass that on to the owners. However, Eagle County generally does not give management prior notice when they plan on doing snow removal work. Steve said that he would ask Eagle County Road and Bridge if they would try to give management prior notice in the future, when possible.

SPEED BUMPS

One owner asked about the possibility of installing speed bumps. Steve Stafford said that the Association had tried that previously. Eagle County requires the Association to poll the entire neighborhood and they require at least 75% of the owners to state that they want speed bumps. Then Eagle County will install a temporary speed bump at the Association's cost. Then after some period of time, if they don't get too many complaints, they will install a permanent speed bump at the Association's cost. Steve said that when management had polled owners a number of years ago, the vast majority of owners were against installing speed bumps. Reasons given were cost, noise, damage to cars, etc.

ADJOURNMENT

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

Respectfully Submitted,



Steve Stafford, Property Manager