

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 16, 2019**

MINUTES

ATTENDANCE

Board Members in attendance were as follows:

- Kori Beckman
- Jen Wanner
- Ty Ryan
- Mick Woodworth

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 6:00 p.m. The meeting was held in the Valley Home Store conference room.

ESTABLISHMENT OF QUORUM

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

IRRIGATION WINTERIZATION

There was a brief discussion regarding the late irrigation winterization by Pristine Landscapes. The Board directed Steve Stafford to send an email to Pristine informing them that they will be responsible for any costs that the Association incurs because of the late winterization.

REVIEW OF FINANCIAL STATEMENTS

Heidi Hanson had previously emailed the September 30, 2019 financial statements to the Board Members. Steve Stafford asked the Board Members if they had any questions or comments. A brief review and discussion followed.

DELINQUENCY REPORT

Heidi Hanson had previously emailed a delinquency report to the Board Members. Steve Stafford asked the Board Members if they had any questions or comments. There was a brief discussion. The few owners who are delinquent are all catching up pursuant to payment plans and/or they plan on paying in full very soon.

2020 PROPOSED BUDGET

Heidi Hanson presented the first draft of the 2020 proposed budget. A brief discussion followed. The Board requested a few minor changes. Heidi said that she would make those changes and email the revised budget to the Board Members.

MINUTES FROM AUGUST 21, 2019 BOARD MEETING

Steve Stafford had previously emailed the Minutes from the August 21, 2019 Board Meeting to the Board Members. He asked if the Board Members had any questions or comments. A brief discussion followed. The Board then approved the Minutes.

EXTERIOR PAINTING

Steve Stafford gave the Board Members an updated spreadsheet showing progress on the properties where the Board had required exterior painting or other similar maintenance and repairs. A brief discussion followed. Most owners on the list have already complied. The Board directed Steve to inform the owner of 9 Mica that if the front door is not repainted to the original color by November 1, the Association will assess a fine. The Board reiterated that the green landscape fence at 114 Wildcat does have to be repainted black or white. The Board directed Steve to send a letter in March 2019 to all owners on the list who did not repaint this year before winter conditions set in, giving them until June 1, 2019 to get their houses painted.

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 November 20. Those present were fine with that date.

ADJOURNMENT

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

Respectfully submitted,



Steve Stafford, Community Association Manager