

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 18, 2018**

MINUTES

ATTENDANCE

Board Members in attendance were as follows:

- Kelly Malin
- Camille Thurston
- Ty Ryan

Other persons in attendance were as follows:

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

REPAINTING POLICY

There was a discussion regarding the proposed policy requiring all duplex and single family owners to repaint at least every five years. Those present reviewed the Amendment to the Rules that Mary Isom, the Association's attorney, had drafted. The only change that the Board Members requested was on the second page of the document. They decided to change "105 days after notice" to "90 days after notice". They approved the document with that minor change. They directed Steve Stafford to draft a letter to be sent to all duplex and single family owners letting them know that this Amendment to the Rules was going to be implemented. They directed Steve to get the letter approved by Mary Isom and to then get it approved by the Board. After that it will be delivered to the owners.

AMENDMENT TO THE BYLAWS

There was a brief discussion about the Amendment to the Bylaws that changed the quorum requirements. This Amendment was approved by the Board of Directors at the March 27, 2018 Board Meeting. The Board Members directed Steve Stafford to contact Mary Isom and get her advice as to how to proceed with the Amendment.

24 CHOKE CHERRY – DRB APPLICATION

The owners of 24 Choke Cherry had submitted two additional DRB applications for installation of a hot tub and addition of a double window. The Board discussed the applications, clarified some of the details and then approved them with the standard conditions included in most DRB approvals.

APPROVAL OF MINUTES

Steve Stafford had previously emailed the Minutes from the June 6, 2018 Board Meeting to the Board Members. Steve asked if anyone had any questions or comments. There were none. The Minutes were then approved.

FINANCIAL STATEMENTS

Heidi Hanson had previously emailed the most current financial statements to the Board Members. Those financial statements included the June 30, 2018 balance sheet and the profit and loss budget performance report. There was a brief discussion.

DELINQUENCY REPORT

Heidi Hanson had previously emailed a short delinquency report to the Board Members. Those present discussed the information that Heidi had given them.

TREE REPLACEMENT

There was a discussion about the trees that were broken and removed after a storm that occurred in the fall of 2017. The Board had previously reviewed a tree replacement proposal that Pristine Landscapes had submitted but they had deferred their decision. Steve Stafford informed those present that David Probst had given him the following answers to questions previously asked.

David said that he recommended against transplanting bigger caliper trees because there's not much room between the curbs and the sidewalks. He would need to trim the roots to make the root balls smaller. That would decrease the chance of survival of the transplanted trees.

David said that he recommends doing the transplants in the spring. If Pristine Landscapes do the transplants this summer, they can't guarantee that the water supply won't get cut off. The valley is dangerously close to having that happen right now. If Pristine does the transplants in the fall, the trees that will be used are ones from the front range that are currently being exposed to very high temperatures. The shock of transplanting to a colder environment would be very hard on them. David would rather use fresh trees from Idaho in the spring as the chances of survival would be much higher.

Those present had a discussion about the proposal from Pristine Landscapes. They then approved the proposal with the understanding that the trees would be installed in the spring of 2019. They directed Steve Stafford to send a letter to the owners directly affected by the tree replacements.

CONCRETE GRINDING

Steve Stafford informed those present that his office had received several complaints about concrete dust from the concrete grinding that was done on Tames Creek. He said this is the first time that he has had these kinds of complaints about the concrete grinding. He said that weather conditions might have been different when the work was done on Tames Creek and it's possible that wind contributed to the problem. At any rate, he had hired someone to clean the concrete dust from several porches and steps but one owner was still upset about concrete dust on her

flowers. He said that he felt it was impossible to cover all the flowers or to hose down all the flowers after concrete grinding was done. The Board Members agreed. All present did feel, however, that the concrete grinding company should have given prior notice to Slifer Management Company as to when they were going to do their work so that Slifer Management Company could have given prior notice to the affected homeowners. That way they could close their windows and attempt to cover their own flowers if they chose to do so. Steve said that he would remind the concrete grinding company that prior notice will be required in the future. Kelly Malin mentioned a trip hazard on Red Barn Street. Steve Stafford said he would take a look at it. Kelly also recommended that Steve talk to Todd Williams about concrete grinding at the Riverwalk complex.

WEED CONTROL

There was a discussion about weed control. Steve Stafford told those present that he had just met with David Probst and that David had asked him to talk to the Board about letting him do weed spraying. David was afraid that the weeds were getting out of control and would be even harder to get rid of in the future. David is worried that the Association may have to re-sod some areas if weeds are allowed to continue to grow. The Board directed Steve Stafford to ask David if there was any kind of "middle ground" weed control that was possible, even if it was not as effective as 2-4D sprays, but still worth doing.

COMMUNITY BARBEQUE

There was a brief discussion about the community barbeque. Those present felt that it had been very successful. Camille Thurston suggested that next year, any leftover food might be donated to the Edwards Multi-Denominational Church.

NEXT BOARD MEETING

Steve Stafford asked those present if they wanted to have the next Board Meeting on August 15, which is the 3rd Wednesday of the month. Those present decided to continue following that schedule.

ADJOURNMENT

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

Respectfully submitted,



Steve Stafford, Community Manager