

**MILLER RANCH PROPERTY OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 15, 2018**

MINUTES

ATTENDANCE

Board Members in attendance were as follows:

- Kelly Malin
- Camille Thurston
- Ty Ryan
- Kori Beckman

Other persons in attendance were as follows:

- Sean Hanagan
- Kelly Hanagan
- Steve Nusbaum
- 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.

ULLR FEST

Sean and Kelly Hanagan gave a presentation about bringing the Ullr Fest back to the Miller Ranch neighborhood. They talked about the history of the event. The event has always been meant to benefit the Colorado Avalanche Information Center. The event had about 50 participants the first year and it brought in about \$1,500 for the CAIC. The event started in 2010. The hours have always been approximately noon to 7 p.m. There were about 350 participants in 2014. The last year that the event was held was in 2015. There were about 450 participants that year. They want to make the event smaller and more intimate again. They will probably raise the price for participants. The price includes commemorative glass mugs. Kelly Malin suggested that Sean and Kelly consider the Riverwalk Backyard as a venue. Steve Stafford noted that he had previously distributed emails for and against the event to the Board Members. The emails against the event had been received after the last event in 2015. The letter in support of the event had been received just recently. Those present discussed the event and then decided that they would table a decision until the next Board Meeting.

WEED SPRAYING

Steve Nusbaum addressed the Board regarding the weed problem that has gotten much worse in the neighborhood over the course of the summer. He recognized that some owners are adamantly

opposed to weed spraying, but without it the weeds will continue to get worse to the point where they will start killing the grass. This has already occurred in some areas in the neighborhood. Steve Stafford verified that he has talked to David Probst with Pristine Landscapes and he has been informed that the only alternatives to 2,4-D weed sprays are either ineffective or prohibitively expensive to use. The Board discussed this issue and they then decided to go forward with 2,4-D weed spraying throughout the neighborhood. They directed Slifer Management to send out a notice to all owners letting them know that weed spraying was going to be done, the reasons that it's needed and the estimated schedule for the next spraying. Vincent said that he would get a schedule from David Probst and put out the notice. The Board wants another notice sent out approximately 48 hours prior to the spraying. The Board decided that they will allow owners who wish to opt out of the spraying on their lots to do so with the understanding that they will then be responsible for getting rid of the weeds on their lots by pulling them or by whatever other method they choose. Vincent will place a flag or marker of some type on those lots and he will give a list of those lots to the company that does the spraying so they will know not to spray those lots. The Board stressed that better, detailed communication is needed. They also directed Slifer Management to install a Landscape section on the Miller Ranch website. They would like the landscape maintenance company to set up a spraying schedule well in advance in the spring of 2019 so that owners can be informed early in the landscape season of the estimated dates for spraying in 2019.

IRRIGATION SYSTEM

Kori Beckman said that she thinks that the sprinklers have not been cut back. She thinks they have just been moved to the middle of the night. Vincent Vigliotti said that he would check on this.

LANDSCAPE MAINTENANCE PROPOSALS

There was a discussion about landscape maintenance proposals. Vincent is in the process of getting proposals for the 2019 season. The Board directed Vincent to not include the actual contract to landscape maintenance companies. He should only give them the Request For Proposal with the spreadsheet. The Board directed Vincent to ask for them to turn in their proposals by October 1.

OPT OUT SIGNS FOR FLOWER BED MAINTENANCE

There was a brief discussion about the opt out signs for owners who want to maintain their own flower gardens. In the past the Association has charged a small amount for those signs. Vincent said that this was a bone of contention with owners who wish to opt out of landscape maintenance for their flower gardens. The Board decided not to charge for the opt out signs anymore.

PAST LANDSCAPE MAINTENANCE COSTS

There was a discussion about past landscape maintenance costs. The Board asked Steve Stafford to have Heidi Hanson prepare a breakdown of past landscape maintenance cost going back 8 or 10 years. They asked Steve to bring that to the next Board Meeting.

REPAINTING LETTER AND NEW PROPOSED RULE

There was a discussion about the new proposed repainting rule and the letter that was to be sent out with the proposed new rule. The Board directed Steve Stafford to remove any reference to the Valley Home Store in the letter, as the reference could cause problems for the Valley Home Store at closings. The Board directed Steve to put in a definite date for the end of the 30 day comment period instead of just saying 30 days from the owners' receipt of the letter and proposed rule. The Board directed Steve to deliver the letter and the proposed rule to all single family and duplex owners by email and regular mail and to post the documents on the Miller Ranch website.

AMENDMENT TO THE BYLAWS

There was a discussion about the proposed Amendment to the Bylaws, which accomplishes three things: (1) it reduces the quorum requirements for owner meetings from the current 25% to a new requirement of 10% of owners present in person or by proxy and (2) it gives the Association more flexibility with the number of Board Members, allowing them to operate with anywhere from 3 to 7 Board Members, as long as the number is an odd number and (3) the wording is made clearer as to what represents a quorum in a Board Meeting. The Board approved the amendment to the Bylaws and all Board Members present signed it. Steve Stafford said that he would get Ashley Perrigaud's signature after the meeting.

APPROVAL OF MINUTES

There was a brief discussion about the Minutes from the July 18, 2018 Board Meeting. The Board then approved the Minutes.

FINANCIAL STATEMENTS

There was a discussion about the most current financial statements including the July 31, 2018 balance sheet and year-to-date budget comparison and the August 15, 2018 aged receivables report (aka the delinquency report). The Board asked Steve Stafford to give them the year-to-date landscaping costs sometime after the meeting.

55 TAMES CREEK

Steve Stafford and Vincent Vigliotti told the Board that the owner of 55 Tames Creek has insisted on multiple occasions that his drip irrigation system is not working and each time Pristine Landscapes has tested the system and verified that it is working properly. The owner then told them that he used to have above ground sprinklers when he purchased his townhome and that the snow removal contractor or the landscape maintenance contractor had removed them. Steve said that he had contacted David Probst about that. David has gone back through all of his records and he cannot find any work orders or other documents that would indicate that his employees ever removed above ground sprinklers from 55 Tames Creek. The Board discussed the issue and made the decision that the Association would not replace the drip irrigation with above ground sprinklers at 55 Tames Creek.

13 MICA

There was a discussion about the landscape request made by the owners of 13 Mica Street. The owners are asking for several spruce trees that were previously planted next to their front porch to be removed and replaced with some other type of bush that is smaller and doesn't obstruct their view. No one was sure who planted the spruce trees but they are definitely going to cause problems with the porch if they are left in that location. Steve Stafford said that David Probst had indicated that the spruce trees could be replanted somewhere else in the neighborhood. Steve also said that the owners had requested additional flowers in their flower beds. The Board decided that the Association would remove the spruce trees and replant them somewhere along the south bike path. They also decided that it was ok for Pristine Landscapes to replace those trees with some kind of smaller bushes. They decided that the smaller bushes should be some type of lilacs and they should not be potentillas. They decided that the Association would not install additional flowers. That will be an owner responsibility.

FACEBOOK

There was a discussion about the Miller Ranch Facebook page. It was set up by the Valley Home Store and it is not associated in any way with the Miller Ranch homeowner associations. Unfortunately, some owners post things on the Facebook page that they most likely would never say person to person or even in an email. Those postings are often extremely negative and they sometimes include personal attacks. The Board felt that these kinds of postings produce negative results rather than positive ones. Kelly Malin said that she has talked to the Valley Home Store personnel about this and she is now an administrator for the page. She will monitor the page and she will take down highly negative postings. Ty Ryan said that he also monitors the page.

MILLER RANCH WEBSITE

There was a discussion about how to get owners to utilize the Miller Ranch website more instead of the Facebook page. The Board directed Steve Stafford to make the following additions to the website: (1) Create a Landscaping page to include (a) a calendar for weed / pest spraying and (b) a list of maintenance standards and an explanation of what the landscape company does and does not do. (2) Create a Work Request button. This should be some kind of official channel for complaints and maintenance issues. (3) Create a similar link for official Board communications. All concerns and requests homeowners wish to have presented to the Board should go through this channel.

120 WILDCAT

There was a brief discussion about 120 Wildcat. Steve Stafford said that although it had appeared that Eagle County had been successful in purchasing the property from HUD, that had apparently fallen through. The Board asked Steve Stafford to get an update on the situation.

ULLR FEST

The Board once again had a discussion about the proposal to bring the Ullr Fest event back to the neighborhood. The Board Members decided that they would continue the discussion by email after the meeting.

NEXT BOARD MEETING

The next Board Meeting was scheduled for 6:00 p.m. on Wednesday, September 19, 2018 in the Valley Home Store conference room.

ADJOURNMENT

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

Respectfully submitted,



Steve Stafford, Community Manager