

**MILLER RANCH TOWNHOME ASSOCIATION  
ANNUAL HOMEOWNERS MEETING  
JANUARY 10, 2012**

**MINUTES**

**CALL TO ORDER**

Steve Stafford, Property Manager for the Association, called the meeting to order at 7:30 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 in attendance:

- Laura Dziadosz, 42 Flat Top
- Jim Edwards, 27 Cross Timber
- Karl Talcott, 48 Flat Top
- Eric Blitzstein, 100 Marble

Other members in attendance were as follows:

- Stacy and Dave Thibedeau, 11 Tames Creek
- Bill Lansdowne, 12 Flat Top
- Gary Olson, 58 Marble
- Jennifer Newman, 9 Cross Timber
- Chris Brook, 20 Flat Top

Members in attendance by proxy were as follows:

- Linda Chase, 70 Marble, by proxy to Laura Dziadosz
- Diane Coggin, 52 Flat Top, by proxy to Karl Talcott
- Kori Grice, 65 Tames Creek, by proxy to Laura Dziadosz

Others in attendance were as follows:

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

**MINUTES FROM PREVIOUS ANNUAL MEETING**

The Minutes from the December 7, 2010 Annual Meeting had previously been distributed to all members of the Association by email or hand delivery. There was a brief discussion regarding the Minutes. The Minutes were then approved.

## FINANCIAL REPORT

Stephanie McKinnerney gave a presentation regarding the most current financial statements, which included the October 31, 2011 balance sheet and income statement, including year-to-date budget comparisons. A brief discussion followed. The financial statements were then approved.

## 2012 PROPOSED BUDGET

Stephanie McKinnerney gave a presentation regarding the estimated year-end financial statements and the proposed 2012 budget. A brief discussion followed. It was noted that the replacement reserve study had been completed by Borne Engineering and that the recommendations from that study were included in the proposed 2012 budget. The replacement reserve study is on the Miller Ranch website. It was also noted that a review of the 2009 financial statements by a certified public accountant had previously been completed. The budget was then approved.

## ELECTION OF BOARD MEMBERS

Three Board Member positions expired at this year's Annual Meeting. Those positions were previously held by Laura Dziadosz, Jim Edwards and Eric Blitzstein. No one else was interested in being a Board Member, so those present reelected these three owners to new three year terms from 2012 through 2014.


## MAINTENANCE AND REPAIRS

Vincent Vigliotti gave a presentation regarding maintenance and repairs. A brief discussion followed. The Association had a painting contractor touch up the paint where water had caused damage to paint. The Association also had a contractor install kick flashing on the roofs to prevent water from damaging the paint in the future. Upcoming projects for 2012 include the following: (1) looking into the possibility of repainting garage doors, (2) staining of common fences and (3) installing gutters and heat tapes (scheduled to begin the week of January 16<sup>th</sup>). There was a discussion about installing speed bumps in the neighborhood because so many people speed through the neighborhood and don't stop at stop signs. It was noted that the last time that Miller Ranch owners had been polled about installing speed bumps, the vast majority was against it.

## ADJOURNMENT

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

Respectfully Submitted,

  
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Steve Stafford, Property Manager