

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, FEBRUARY 23, 2021  
3:00 P.M.**

Present by Zoom: DJ Brown  
Heather Thomson  
Will Hamilton  
Robin Smith  
Scott Winn  
Scott Hamilton  
Roger Woodward  
Scott Kelley, Toad Property Management  
Jordan Brandenburg, Toad Property Management

The meeting was called to order at 3:05 pm and a quorum confirmed.

Will made a motion to approve the minutes of the January 19, 2021 meeting. Robin seconded the motion and it approved by a majority.

Roger gave an update on current ACC matters. Roger confirmed F4 L9 had submitted plans for a propane firepit and Pristine Point had approved the plans and issued an approval letter. The MLPC ACC recommended approval of the plans and Roger explained the plans submitted by F4 L9. Robin made a motion to approve the F4 L9 plans for an outdoor propane firepit. Scott Winn seconded the motion and it was unanimously approved. DJ agreed to send an approval letter to F4 L9 owners.

Roger said the Welcome Letter link on the website was working well and he had been responding to questions for a couple of lots in Filing 3.

Robin explained meetings were ongoing with the Mt. Crested Butte Water & Sanitation District and progress on reaching agreement regarding expenses was still slow and future capital expenses had been identified by the District. Obtaining historical information was delaying resolution but some useful information had been uncovered. Robin said the District was not attempting to recover underpayments identified in the Raftelis Report and at the present time the focus was on capital expenditures. Robin suggested Water & Sanitation District attend the annual meeting and give an update on any future changes to the \$36 per month, per lot, water surcharge from the District. Robin stressed service from the District had been beneficial to all owners and an improvement on the original water and sewer system. It was generally agreed it was not possible at the present time to circulate an update to owners and once more information was available something would be sent.

A draft 2021-2022 Budget had been distributed to the Board prior to the meeting. Legal expenses and maintenance expenses fluctuated in prior years. Roger confirmed Design Review fees exceeding the standard \$700 collected at plan submission were now charged to the owner and the \$700 covered two plan reviews by the Association's Architect. Scott Kelley confirmed Construction Deposits did not pass through the Operating Account and funds were held in a separate account and only appeared on the Balance Sheet. Scott Kelley said the fencing figure was based on estimated costs and included the cost of the Pristine Point fence. Scott explained the invoicing process from the fencing company and said a 50% payment was made on an estimate and then actual expenses known in the Fall. Scott agreed to contact the fencing contractor and make deposits in April so the amount was shown in the same financial year as the work was completed. After discussion

Heather made a motion to approve the draft 2021-2022 Budget as proposed. Scott Winn seconded the motion and it was unanimously approved.

Scott Kelley agreed to send Scott Hamilton the detail for two line items, Maintenance and Landscaping. Robin thanked Toad for keeping the dog poop stations cleared of snow and accessible.

DJ said work was still underway on the technology upgrades and DJ said she would be scheduling individual meetings with Board members to discuss new email addresses and operation.

Heather said the recent meeting with the Land Trust had been good and the Land Trust was considering signage on the north end of the lake. The March meeting would continue to discuss port-a-potties and trash cans. The Allen Family were concerned about vehicles being parked on the grass and there would be additional signage at the trailhead. Heather said there were still problems with enforcement of Washington Gulch parking and overnight camping. Heather explained the next meeting would be March 11, 2021 to continue discussion of the short-term solutions. Heather and Robin were thanked for participating in the Land Trust meetings.

Scott Kelley confirmed an email had been sent out to owners regarding parking on the street and the problems it created for snow removal. Scott said the email did not appear to have any impact on the parking of vehicles. Robin expressed concern about multiple vehicles being parked on the street and possibly associated with short term rentals.

Roger expressed concern about lights being left on and Heather said there were several night sky initiatives underway and that information could be shared with owners. Roger said timers on lights might help, especially at homes which were being rented. DJ and Roger agreed to work on a communication to go out to owners regarding lighting education.

Roger said his house was under contract and he would be leaving the Board in April. DJ asked Board members to consider potential volunteers for the Board and also considering who would take on the role of Secretary and Chair of the ACC. Roger would also be stepping down from the specially appointed committee for specific architectural matters and DJ and Scott Hamilton would encourage a Board member to join them on the committee. This would be discussed again at the next meeting as the committee might be disbanded. DJ thanked Roger for his work on the Board.

Scott Kelley said there were three companies now offering internet service in the area. Scott agreed to draft a short note to owners identifying the service provided by those companies and the information could be made available as part of the welcome information to new owners.

The next meeting would be March 16, 2021 at 3 pm. Future meetings would be April 20, 2021 and May 20, 2021 both starting at 3 pm.

At 4:48 pm the meeting adjourned.