

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

Present by Zoom: DJ Brown  
Heather Thomson  
Will Hamilton  
Robin Smith  
Scott Winn  
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.

Scott Kelley said he would be retiring and Jordan Brandenburg would be the contact at Toad.

DJ said Scott Hamilton had submitted his resignation from the Board.

Roger proposed a couple of small corrections to the minutes from the February 23, 2021 meeting. Heather made a motion to approve the February 23, 2021 minutes as amended. Roger seconded the motion and it was unanimously approved.

DJ made a motion to dissolve the existing ACC special committee consisting of DJ, Scott Hamilton and Roger. Roger seconded the motion and it was unanimously approved.

DJ said she would be meeting with the ACC to review current procedures in preparation of a smooth transition when Roger left the Board and stepped down as Chair of the ACC.

Roger gave an update on current ACC matters. Roger explained the ACC and DJ had met with Beth Appleton, legal counsel, and on March 21, 2021 DJ had sent a letter to the owner of F2 L17.

Roger said a contractor had caused significant damage to a neighboring lot. Jordan had been in contact with the owners and it was agreed the security deposit would not be refunded until the area on the neighboring lot had been restored.

Roger said F2 L9 had submitted a request to install a hot tub and small deck on the back of the building, the southside of the property. Scott Kelley had reached out to the owner requesting additional information regarding the deck.

Roger explained preliminary plans had been submitted for F1 L24. Electronic copies and a hard copy had now been shared with Kent Cowherd and Kent had completed his review. On March 15, 2021 the ACC had met and DJ had sent a letter to the F1 L24 regarding the preliminary plans. Roger explained the owners would be submitting final plans for approval and the owners wanted to commence construction in June 2021. Roger said the owners had made efforts to position the house on the lot and utilize existing terrain to minimize impact on neighboring lots. A height variance for 34 feet 6 inches would be requested with the final plans. Roger confirmed two levels of the home would be manufactured off-site and the lower level would be stick built into the hillside and the roof would be constructed on-site.

Roger said the F4 L9 firepit variance request had been submitted and approved. DJ confirmed an approval letter had been sent out to the owners of F4 L9.

Robin said he did not have an update regarding Mt. Crested Butte Water & Sanitation District at the present time. Robin said, due to Scott Hamilton's resignation, it would be necessary to bring somebody else onto the Committee to participate in future meetings with the District.

Scott Kelley said the contract for fence repair with Davidson Wildlife had been signed and the deposit check would be paid after April 1<sup>st</sup>, the start of the new financial year. Jordan explained legal and maintenance line items were over budget.

Will said he would be willing to volunteer for the Architectural Control Committee and Scott Kelley confirmed the Treasurer did not have to be involved in the day to day financial matters of the Association as that was dealt with by Toad. Potential board members and officer roles to replace Roger and Scott Hamilton would be discussed again at the next meeting.

Vehicles parked on the road continued to be an issue and was more of a problem close to the houses being used for short term rentals. Lighting issues continued to be a problem at some houses. It was agreed a short term rental registration communication would be sent to all owners in April. Jordan explained Pristine Point would be introducing a short term rental policy and a copy of the policy would be shared with the MLPC Board. DJ said PPOA and MLM were identifying changes to policies and Design Guidelines and it was something MLPC could discuss in the future.

DJ and Heather said they would be meeting to discuss lighting solutions as soon as convenient.

Heather said the Long Lake group would be walking the area to determine priorities and working with Friends of Long Lake to determine long term and short term solutions.

A letter had been sent from Silent Tracks regarding winter access along Washington Gulch. The MLM Board suggested forming a subcommittee of interested owners. Robin explained the review process would be long with public comment periods and comments needed to be presented throughout the review period. Concern was expressed about parking and the speed of vehicles along Washington Gulch. After discussion it was agreed DJ would reach out to Bill Ronai and Kurt Giesselman for more information and then the Board would discuss the Silent Tracks letter again to prepare a coordinated approach.

The next meeting would be April 20, 2021 at 3 pm.

It was agreed the annual meeting would be July 14, 2021.

At 4:30 pm the meeting adjourned.