

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, SEPTEMBER 15, 2020  
3:00 P.M.**

Present by Zoom: DJ Brown  
Roger Woodward  
Scott Winn  
Heather Thomson  
Wil Hamilton  
Scott Kelley, Toad Property Management

The meeting was called to order at 3:10 pm and a quorum confirmed.

Will made a motion to approve the minutes of the August 18, 2020 meeting. Heather seconded the motion and it was unanimously approved.

Roger gave an update on ACC matters. Lot 3, Filing 3 had finished tree cutting in preparation for construction and the deck addition for Lot 33, Filing 2 had been approved.

Beth Appleton, legal counsel, had drafted a letter to the attorney representing the owner of Lot 17, F2 and Beth had received notification the owner was getting ready to submit final plans but had some questions. Roger said he would continue to follow up with the owner regarding those questions, once final plans with questions had been received.

Roger confirmed Board members would receive information by email when requests had been received to refund construction deposits. Roger asked Board members to “reply all” as soon as possible with either their approval or denial of the refund request.

Roger confirmed the following refunds of construction deposits had been supported by a majority of the Board:

Refund of 50% of the deposit to Lot 33, Filing 2 and landscaping was underway  
Refund of 100% of the deposit to Lot 28, Filing 2  
Refund of 100% of the deposit to Lot 38, Filing 2

Roger explained Andrew Hadley had submitted a revised sketch for Lot 22, Filing 2 showing a guest suite/integrated secondary residence. It appeared the guest suite above the two car garage would have an entrance from the outside to the staircase in the garage. Kent Cowherd interpreted the governing documents to say the square footage of an integrated secondary residence would require an additional garage. After a long discussion regarding existing structures Roger agreed to contact Andrew Hadley requesting additional information and explaining the Board would be willing to consider plans with a guest suite. After additional consultation on the topic, Roger also mentioned that the current Design and Construction Guidelines (D&CG) did not provide a definition for an integrated secondary residence and that the ACC would consider drafting a definition for integrated secondary residences and guest suites when making possible D&CG revisions in the Spring of 2021.

Roger said no new construction plans had been submitted.

DJ said there would not be any discussion regarding the Water Committee as Robin and Scott Hamilton could not attend the meeting.

Scott Kelley said legal was running high but at the end of August the total Association expenses were approximately \$3,400 under Budget.

Prior to the meeting DJ had shared additional information from Kurt Giesselman regarding the perimeter fence at Pristine Point. DJ said Pristine Point were requesting MLPC take over all fence repairs including the laydown expenses for that portion of the fence. Scott explained an estimate for fence repair was given by Davidson Wildlife each year and 50% of that cost was paid in advance with the balance paid once the work was performed and the actual cost was known. Concern was expressed about the additional ongoing cost of a laydown fence and the current condition of that fence. Scott Kelley explained PPOA incurred additional expense each year to replace metal fence posts which were removed illegally during the winter months when the wire was down on the ground. Scott Kelley agreed to contact Davidson Wildlife to obtain the linear footage of the entire perimeter fencing and MLPC would consider paying PPOA for the proportionate share of fence maintenance around Pristine Point, without the additional expense of the laydown fence. Expenses would be included in the 2021/2022 Budget at the earliest and the additional cost would be approximately \$6 per year, per lot.

It was agreed the Board welcome letter to new owners would be discussed at the next meeting.

DJ said the Association did not operate as a non-profit corporation and options to improve technology in the future to ensure availability of information was being reviewed. DJ said Microsoft 365 would be \$5 per user, per month and DJ explained how the software could be used. Concern was expressed about Association information being held on private email accounts and that information being lost when owners left the Board. DJ agreed to continue working with Scott Winn and Heather on technology options and share that information with the rest of the Board at a future meeting. Scott Kelley explained the AppFolio software used by Toad and said AppFolio did not have any additional support for board members and other associations had not set up any other methods of storage and information sharing.

DJ explained the County had completed some repair work on the roads, although the work was minimal. DJ said she would continue to work on the letter to the County regarding road maintenance and circulate the draft to the Board for review.

Meridian Lake Meadows had been receiving complaints about short term rentals in Filing 3 and complaints related to one particular house. The Meridian Lake Meadows Board did not intend to attempt a Covenant change to prohibit short term rentals at this time but did want to prepare rules and regulations in addition to the MLPC non-owner occupancy regulations for those Filing 3 owners who were renting out their homes. The MLM Board had asked that a couple of MLPC Board members join the MLM Committee to help formulate rules and regulations for short term rentals. Scott Kelley said at least one MLM owner wanted to push for an amendment to the Covenants to prohibit short term rentals but the MLM Board wanted to tighten up rental regulations and only pursue an amendment to the Covenants if problems continued. Scott said MLM intended to have their rules and regulations for short term rentals in place by the start of the Winter ski season. DJ and Heather said they would be willing to work with the MLM Board to review the existing MLPC non-owner occupancy regulations. DJ said Gary Rainwater had stepped down from the MLM Board due to health concerns and Scott confirmed Bill Ronai had taken over the role of President until a new Board member was appointed.

Scott said the MLM Board would focus on enforcing rental regulations and if an owner wanted to pursue a Covenant amendment the owner would need to attempt to obtain the required 67% approval. Scott said the MLM Board would continue to review the existing MLPC non-owner occupancy policy and making suggested

amendments or MLM would have a more strict policy for the homes in the Meadows. Scott Winn said he would also be willing to work with DJ, Heather and the Meadows Board.

After a short discussion it was agreed fish stocking would be on the next Agenda and interested owners would be encouraged to participate in the Zoom meeting and present their ideas for stocking the reservoir and potential costs.

DJ reminded Board members to complete the annual Conflict of Interest document and return the document to Toad.

Concern was expressed about a dog frequently running loose in the neighborhood and it was agreed Roger and DJ would speak to the dog owner.

The next Board meetings would be at 3pm on October 20, 2020 and November 17, 2020.

At 5:03 pm the meeting adjourned.

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Prepared by Rob Harper, Toad Property Management