

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, OCTOBER 20, 2020
3:00 P.M.**

Present by Zoom: DJ Brown
Roger Woodward
Heather Thomson
Wil Hamilton
Robin Smith
Scott Kelley, Toad Property Management
Chet Boyce, Toad Property Management

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

Roger made a motion to approve the minutes of the September 15, 2020 meeting. Heather seconded the motion and it was unanimously approved.

Roger gave an update on ACC matters. Roger said Lot 9, Filing 2 was nearing completion and the family hoped to move in around Thanksgiving although some outside projects might still be outstanding. Roger said final plans for Lot 17, Filing 2 had not been received and the owner had requested some records to be provided regarding building height. Roger explained a response had been drafted which was being shared with some owners as other owners had also requested clarification. Roger said Beth Appleton had been asked to respond to the Lot 17, Filing 2 electronic records request but Beth was currently unwell and had not yet responded to the owner.

Roger said a work session had been held to discuss a possible integrated secondary residence on Lot 22, Filing 2 and it had been suggested an additional parking space instead of a single car garage be added due to the location of the lot. The information had been shared with Andrew Hadley, the architect and as yet no plans had been submitted. Roger explained the County had specific regulations for an integrated secondary residence which required an additional parking space. Language could be added to the Design Guidelines in the future if considered necessary.

It was agreed Scott Kelley would follow up with Lot 33, Filing 2 regarding construction trash on the site.

Robin said he had spoken with Mark Hamilton, the water attorney, a couple of times and some research had been performed. Robin explained there had not been a meeting with the District since August due to various delays from both sides. Robin said once an agreement was obtained from the District Mark Hamilton would be asked to review it and it was difficult to know at the present time what the potential cost might be. It was agreed the focus would continue to be an agreement in the best interests of the owners and to keep legal costs as low as possible without jeopardizing the interests of the association.

Robin said Mt. Crested Butte Water & Sanitation District owned the reservoir as well as some land near the reservoir. Robin said the Association had recreational rights at the reservoir and questioned why the Association's insurance included coverage for the reservoir and the tennis courts. Scott Kelley said he would research the insurance.

Scott Kelley said a link could be added to the Meridian Lake Park page on the Toad website for new owners. Robin said the link would include a welcome letter and important documents for new owners. It was agreed

Toad would notify Robin of new owners and he would send a welcome letter to the new owners and Board members had volunteered to reach out and meet the new owners. Robin suggested the link just appear on the Meridian Lake Park page and not add a link to Meridian Lake Meadows or Pristine Point unless they requested it in the future.

DJ said a letter regarding perimeter fencing had been sent to the Pristine Point Board and Pristine Point would be discussing the communication at an upcoming meeting. To determine equal compensation for the Pristine Point portion of the fence the Board had discussed measuring the linear feet of the entire perimeter fence. After a long discussion it was agreed Pristine Point perimeter fence costs would be discussed during the Budget meeting to determine the additional cost of the Pristine Point fence. The process of measuring the linear feet of the fence would not be conducted and DJ said she would notify the Pristine Point Board.

The Meridian Lake Meadows Board was still working on a document to govern short term rentals together with a fine schedule. A group of Meadows owners were independently working on a letter and a ballot to be sent to all Meadows owners to revise the Covenants to prohibit short term rentals. At least 67% of owners in the Meadows would need to support the change and it would not be a change to the master association, Meridian Lake Park documents.

DJ said work continued on the technology review and there was nothing to report at the present time.

Scott explained Gunnison Savings & Loan had closed their Crested Butte branch and to conduct in-person transactions on the construction deposit account it would be necessary to do those at the Gunnison branch. DJ made a motion for Toad to open a construction deposit account for the Association at Bank of the West, Crested Butte branch. Robin seconded the motion and it was unanimously approved.

Markings were being made on Washington Gulch Road and it looked hopeful that the County would be conducting some needed road maintenance. It was agreed to keep road maintenance on the agenda for future board meetings as additional roads in the subdivision required attention and those roads would get worse during the winter. Concern was expressed that so much money had been spent on the Gothic Road and the surface had not been as bad as Washington Gulch.

Future meetings would be November 17, 2020 at 3 pm, December 15, 2020 and January 19, 2021.

DJ made a motion to adjourn the meeting at 5:10 pm. Roger seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management