

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, DECEMBER 15, 2020
3:30 P.M.**

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

The meeting was called to order at 3:35 pm and a quorum confirmed.

Roger made a motion to approve the minutes of the November 2, 2020 meeting. Will seconded the motion and it was unanimously approved.

Will made a motion to approve minutes of the November 17, 2020 meeting as amended. Robin seconded the motion and it was unanimously approved.

Roger gave an update on ACC matters using the updated tracking document. Roger explained F2 L41 would be performing soil sample testing and were in the early stages of house design. Plans had been received and shared with Kent Cowherd, Architect, for a F4L5 remodel. Pristine Point had reviewed and approved the remodel plan including a variance for a firepit. The ACC had reviewed the remodel plan including a natural gas structured firepit with faux logs together with Kent Cowherd's report and the ACC supported approval of the plans as submitted. Roger said amendments to Design and Construction Guidelines regarding outdoor firepits would be discussed in the future. Pristine Point, and Meridian Lake Meadows would be involved in any discussions regarding possible Design and Construction Guidelines revisions as well.

It was generally agreed the F4 L5 remodel plans had been detailed and the natural gas firepit addressed safety concerns. The project would be considered a minor remodel. Will made a motion to approve the F4L5 plans as presented with a variance for the structured natural gas firepit. Robin seconded the motion and it was unanimously approved. DJ said she would prepare an approval letter and share the approval letter with Pristine Point.

Robin said a meeting had been set for Tuesday, December 22, 2020 with Mt. Crested Butte Water & Sanitation District. Robin explained Mark Hamilton, the Association's legal counsel for water matters, had suggested a budget line item of \$10,000. Robin and Scott Hamilton said they would give an update at the January meeting.

Scott Kelley and Scott Hamilton said preparation of a 2021/2022 Budget had been started and the draft Budget would be circulated to the Board in advance of the January board meeting.

DJ said the information for new owners was a great help and encouraged questions from new owners to be directed to Heather and Robin.

DJ said four Microsoft accounts had been set up for DJ, Roger, Heather and Scott Winn, members of the Architectural Control Committee, and there would be a trial run for a month. If it worked well the Microsoft

accounts would be opened for the rest of the Board. The Microsoft accounts would create a central location to hold Association information which could be passed on to future board members.

DJ said she would be meeting with Bill Ronai of Meridian Lake Meadows (MLM) and Kurt Giesselman of Pristine Point (PPOA) to discuss several topics including short term rental policies or rental concerns to gain a better understanding of how each entity was approaching rentals. Scott Kelley said Meridian Lake Meadows had adopted a policy for short term rentals on December 4, 2020 and said the Covenant Amendment attempted by a group of MLM owners had been unsuccessful. Scott explained the policy would be effective March 1, 2021 and owners would need to complete a form and place a \$3,500 deposit with the Association and fines for violations of the rental regulations ranged from \$500 to \$2,000. There was also a \$50 per rental charge for administration. The Board would monitor the response to the new MLM rules and regulations regarding short term rentals.

DJ gave an update on Crested Butte Land Trust and said Jake Jones was the new Executive Director of the Land Trust. DJ explained the Land Trust wanted to pull together a collaborative team with representatives from local entities, including the County, and some members of the community. The idea was to gather information to cover a long list of topics and it was unclear who would regularly participate in the meetings. Robin and Heather volunteered to work together and participate in the meetings and report back to the Board. DJ said parking and how to control use of the land would involve a lot of discussion as well as written agreements from multiple entities owning the adjoining land. Concern was expressed about traffic on Washington Gulch Road and Robin said there had been a suggestion of a walking trail connecting the two trailheads so people did not have to walk along the road.

DJ said the fish stocking meeting would be rescheduled for January or February.

DJ said she would draft a letter to owners giving owners an update on recent activities as well as reminding them of the usual topics, vehicle speeds, exterior lighting, parking, rental policy, contact information, etc. DJ would circulate to the Board for comment and distribution to all owners would be in the first quarter of the year.

Concern was expressed about the preparation of a skating area on the lake and it was agreed to review existing signage and make suggestions for additional signage if necessary.

It was agreed the next meetings would be January 19, 2021 at 3 pm, February 15, 2021 at 3 pm and March 16, 2021 at 3 pm.

At 5:00 pm Roger made a motion to adjourn the meeting. Scott Winn seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management