

**MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**WEDNESDAY, MARH 10, 2021**

**VIA ZOOM**

The following people were present:

Bill Ronai  
Sam Ganz  
Sam Nay  
David Miller  
Scott Kelley, Toad Property Management  
Jordan Brandenburg, Toad Property Management

The meeting was called to order at 9:00 a.m. and a quorum was confirmed.

Sam Ganz made a motion to approve the minutes of the December 4, 2020 meeting. Sam Nay seconded the motion and it was unanimously approved.

Bill said Beth Appleton, legal counsel, had sent an email about the Non-Owner Occupancy Policy. The Declaration does not prohibit the imposition of fines (in fact it does not mention fines). CCIOA, 38-33.3-209.5(2) permits the imposition of fines so long as the Association has adopted an enforcement policy addressing fines and the process for imposing fines. The Association has done this. Beth had expressed the opinion the deposit of \$3,500 appeared to be high. One owner had contacted the Association with concerns about the Policy and said they would not comply. Scott said two owners had submitted the required paperwork, one for a long term renter and the other for a house sitter. After discussion it was agreed Bill would reach out to the owner who was challenging the Policy and refusing to comply. If necessary Beth Appleton would be asked to draft a letter to the owner. Scott said Pristine Point would be discussing the implementation of a short-term rental policy.

Bill explained Mt. Crested Butte Water & Sanitation District had in the past hired a firm to review financial records since Meridian Lake had joined the District. Bill said the report had indicated Meridian Lake owners had been under billed in the past. Bill explained Meridian Lake owners paid the same charges as Mt. Crested Butte owners plus a surcharge to retire capital expenses for work on the Dam and water treatment plant. How to proceed with the past capital expense deficit and how to move forward was still being discussed and future capital expenses had already been identified. A Water Committee had been formed for Meridian Lake and the Committee was meeting with the Water District. The Meridian Lake Park Water Committee had requested a title search on the various parcels used by the Water District, two of parcels were within Meridian Lake Meadows. The title search would show if the parcels had ever been deeded to the Water

District or if they were still owned by the Associations. Water rights had already been deeded over to the Water District and the Water District was under a legal obligation to provide water and sanitation to all homes. Discussions were ongoing and there would be more to report in the future.

Scott said a group, Silent Tracks, were working towards a winter travel plan. Scott explained some owners near the trailheads had been expressing concern about parking for some time and Scott agreed to email owners to find out if anybody was interested in volunteering to participate in the Silent Tracks meetings.

Scott said MLPC was currently reviewing the house plans for Lot 38.

Bill said Jason Reeves had expressed interest in joining the Board. It was agreed Bill and Sam Nay would meet with Jason on Wednesday, March 17, 2021 at 4:30 pm. Bill said he had also spoken to Donna Seligman about joining the Board.

Bill said he had spoken with DJ Brown, for MLPC, and Kurt Giesselman, for PPOA, about having a spreadsheet of Design Guidelines to streamline and clarify the review process. Dave was working on a spreadsheet but expected it would take several weeks. Dave agreed to reach out to Chuck McGinnis in Pristine Point as he would be working on a similar spreadsheet. Bill said Roger Woodward would be leaving MLPC so a new contact person for MLPC would be appointed.

Scott said he would be retiring and Jordan Brandenburg, who had been sitting in on meetings and working in the office, would be taking over.

At 9:50 am the meeting adjourned.

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Prepared by Rob Harper,  
Toad Property Management