

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY, MARCH 19, 2018
318 ELK AVENUE
CRESTED BUTTE, CO 81224

The following people were present:

Bill Ronai
Sam Ganz (by phone)
Gary Rainwater
Sam Nay (by phone)
Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management
David Leinsdorf, Attorney
Kent Cowherd, Architect

The meeting was called to order at 2:00 p.m. Gary explained the purpose of the meeting was to discuss an owner request to add a free standing solar panel array on their property and asked David Leinsdorf to give his opinion.

David read sections relating to solar panels from the Meridian Lake Park Corporation Covenants, the Meridian Lake Park Corporation Design Guidelines and the Colorado Common Interest Ownership Act. David explained Colorado Statute was a stronger document than the Design Guidelines and the Board had discretion to review and approve requests on the merits of each request and could deny or request changes as long as an owner would not suffer significant financial increases in cost or significant reduction in renewable energy. David said there was no definition for the word significant and the cost of the proposed system was unknown.

Discussion followed regarding the visibility of the free standing solar panel array at the back of the house and the water heating system on the front of the garage and how to reduce the visibility from neighboring lots or roads. Other concerns related to the large number of panels, the reflective qualities of the panels, the amount of snow build up on the panels.

After a long discussion it was agreed more information was required from the owner before a decision could be taken. It was agreed to ask the following questions of the owner:

1. What is the cost of the entire solar project?
2. Could the solar panels be installed on the roof without significantly reducing the effectiveness and the operation and what would the cost be?
3. Could the solar panels be moved east to a less visible location and adequately shielded by foliage or a structure without significantly compromising effectiveness?

4. Could the number of panels be reduced and still provide sufficient power for residential living? How much power will be sold to the grid?
5. Submit plan for the shed roof on the garage and proposed changes to the hydronic system for heating water?

Wednesday, June 27, 2018 at 5 pm was discussed as the date and time for the next MLM annual meeting. Bill agreed to check his availability for that date.

The meeting adjourned at 2:48 p.m.

Prepared by Rob Harper,
Toad Property Management, Inc.

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