

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, APRIL 24, 2018
318 ELK AVENUE
CRESTED BUTTE, CO 81224

The following people were present:

Bill Ronai (by phone)
Sam Ganz (by phone)
Gary Rainwater
Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management
Marcus Lock, Attorney

The meeting was called to order at 10:02 a.m. Rob explained the purpose of the meeting was to discuss the request for solar panels at 638 Meadow Lane pursuant to C.R.S. §38-33.3- 308(4)(b) and Marcus had joined the meeting to offer legal advice.

Gary made a motion to go into Executive Session. Bill seconded the motion and it was unanimously approved.

Sam made a motion to end the Executive Session and return to the open meeting. Bill seconded the motion and it was unanimously approved.

After discussion it was agreed Marcus would draft a letter to the owner of 638 Meadow Lane with the following reasonable conditions:

1. Move the stand alone solar panel array to the easterly boundary of the building envelope and adequately screen with a privacy fence (location and fence style to be approved by the Board prior to installation of the solar panels), or
2. Locate the solar panels to the west with a high privacy fence and trees to provide adequate screening from neighboring lots and road (location, fencing and landscaping to be approved by the Board prior to installation and planting), or
3. Locate solar panels on the roof.

Marcus said if the homeowner did not accept any of the above conditions and wanted to go to court legal expenses would be in the region of \$75,000 - \$125,000.

The meeting adjourned at 11:04 a.m.

Prepared by Rob Harper,
Toad Property Management, Inc.