

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
MONDAY, JULY 11, 2016 – 3:30 P.M.
QUEEN OF ALL SAINTS
CRESTED BUTTE, CO 81224

Gary Rainwater called the meeting to order at 3:30 p.m. Rob Harper confirmed that notice of meeting had been mailed on May 27, 2016.

Roll Call/Establish Quorum

Members Present in Person:

Joe and Beth Hise	Lot 49
Sam and Rhonda Ganz	Lot 50
Gary and Fran Rainwater	Lot 55 and 56
Jim and Susan Maclean	Lot 44
Sam and Molly Nay	Lot 33
Bill and Anne Ronai	Lots 42 and 43
Donna Seligman	Lot 31
Teresa Guzzetta	Lot 52
Rob Harper, Toad Property Management	

Proxy received for:

Gordon and Angela Reeves	Lot 1
Gary and Suzanne Wullschlager	Lot 7, Lot 8
Lynn and Shirley McCullough	Lot 47
Dave and Desiree Miller	Lot 51
Michael and Ellen Levitt	Lot 24
Douglas and Theresa Haak	Lot 28
Steve and Malai Grenz	Lot 27
Ron and Ruth Baker	Lot 54
Mark and Terry Dennis	Lot 32
Chris and James Morgan	Lot 23
Andrea Hallman	Lot 34

22 owners (39%) were represented at the meeting.

Reading and approval of past minutes

A motion was made to approve the July 6, 2015 meeting minutes as mailed. The motion was seconded and unanimously approved.

Report

Gary Rainwater said two sets of plans had been approved by the Board during the past year, a large addition to an existing home and a new home. Gary said the addition/remodel was currently underway but the new home had not yet started.

Gary said there were patches of Canada Thistle on lots within Meridian Lake Meadows and said owners would need to kill the thistle before it spread further. Rob Harper said Toad had sprayers and a supply of Milestone, the preferred herbicide of the County. Rob said Milestone was used in a diluted form and it appeared to be a mild herbicide which was effective in killing weeds. It was agreed owners should contact Rob if they wanted a quantity of Milestone to spray themselves. Gary said with Canada Thistle the entire plant and root must be removed so pulling or cutting the plant was not successful. Gary said he had also been successful removing some of the thistle and then spraying Roundup directly onto the remaining part of the thistle. Gary said spraying was an effective way to kill the thistle although it was usually necessary to repeat the spraying for a few years to completely eradicate the thistle.

Rob Harper said there had been two sales during the past year. Rob explained the perimeter fence had been repaired ready for the arrival of the cows.

Financial Report and Ratification of the 2016 Budget

Rob said dues had been increased by \$25 per lot, per year for 2016 to maintain a healthy reserve. Rob explained all owners had paid their dues and the 2016 Budget was unanimously approved.

Election of Board of Directors

Gary Rainwater said Bill Ronai and Jack Lawrence were willing to continue on the Board for another three year term. No additional names were put forward and those present unanimously elected Bill and Jack to serve for additional three year terms.

New Business

Sam Nay said during the County and Fire Department approval process for his plans to remodel and enlarge his home he had been required to install a sprinkler system in both the existing and the new part of his home. Sam said the Design Guidelines had some information about sprinkler system requirements and suggested owners be made aware of the current Fire Department and County regulations as the changes did increase the cost of building.

Bill Ronai said Gunnison County had adopted new standards and agreed the Board would review the MLM and MLPC Design Guidelines. Bill said the Fire Department did not always enforce their new regulations consistently and reviewed projects on a case by case basis.

The meeting adjourned at 3:50 p.m.

Submitted by Rob Harper, Toad Property Management, Inc.