

**MERIDIAN LAKE PARK CORPORATION
MINUTES OF THE TWENTY-FIFTH ANNUAL HOMEOWNERS'
ASSOCIATION MEETING
JUNE 27, 2018 – 6:00 P.M.
QUEEN OF ALL SAINTS 401 SOPRIS AVENUE,
CRESTED BUTTE, COLORADO 81224**

Rob Harper called the meeting to order at 6:00 p.m. and said notice of the meeting had been mailed on May 19, 2018. Rob thanked everyone for attending the meeting and confirmed there was a quorum. The following Board members were present at the meeting: Sherron Green, Beth Hise, Mark Hartley, Robin Smith and Fred Rock. The following Board members were unable to attend the meeting: David Light and Jim Sargent.

An owner disrupted the meeting and was asked to wait until the appropriate time in the meeting for such discussion.

Bill Ronai made a motion to approve the July 5, 2017 annual meeting minutes. Don Guzzetta seconded the motion and it was unanimously approved.

Reports

Sherron Green explained the Crested Butte Land Trust might become a neighbor of Meridian Lake Park and invited Roger Cesario to speak at the meeting.

Roger explained the Crested Butte Land Trust intended to acquire, by Spring 2019, 120 acres on the southern and eastern portion of Long Lake from a three way trade with the Forest Service and said the news would be announced in the Crested Butte News the following day. Kurt Giesselman explained Lot 18 and the Allen Family land was not changing and it was just the Forest Service land being acquired by the Crested Butte Land Trust. Sherron Green said it was an isolated piece of land for the Forest Service and that was why the Forest Service was willing to use the land in a swap. It was explained part of the cost of the purchase would include better land management for public access including better signage and parking. Kurt Giesselman explained the location of the parcel of land owned by the Forest Service and reminded owners the Allen Family had the right to terminate access across the land they owned at any time. Owners thanked the Crested Butte Land Trust for their presentation and the Land Trust left the meeting.

Sherron Green gave an update on the Board's work during the past year and said the clean up campaign had been started last year and the Board intended to make it an annual event. Sherron said the first year approach had been a little stronger than originally intended and the Board hoped to have more neighborly approach moving forward to address any Covenant violations. Sherron said attempts had been made to gather contact information for owners and that included the need for contact information of guests in rental units if neighbors were being disturbed by Covenant violations. Sherron explained the Board discussed short term rentals at length and that question was added to the annual meeting documents as too many short term rentals in the area might change the sense of community and the Board wanted to receive owners input. Sherron said this would be discussed later in the meeting and said a Budget increase would be necessary in the future to deal with replacement of the perimeter fence to keep the cattle out of Meridian Lake Park.

Sherron invited owners to introduce themselves and thanked Board members and Toad Property Management for their work during the past year.

Old Business

Dave Clement asked the Board if hot tubs, snow poles, outdoor furniture, basketball back boards or picnic tables were considered a violation of the Covenants. It was suggested the Board review the Covenants to encourage owners to settle full time in Meridian Lake Park and make the area more attractive to families. Sherron Green said individual situations were reviewed and the Covenants were written fifteen years ago and lifestyles and toys had changed in that time. Bill Ronai said a Covenant Amendment had been successful several years ago to permit a lot within Pristine Point to have horses and it had been a lengthy process.

Sherron Green said David Light had been researching the recovery time for the lake. Kurt Giesselman said there was nothing in the lake to support healthy fish and work to mitigate that had not been performed before the lake filled. After a long discussion Sherron suggested the Board review the lake level over the next couple of months to evaluate opportunities to introduce hay bales or alternative solutions to support fish habitat. An owner expressed interest in supporting or covering the cost of stocking the reservoir with fish.

Potential amendment to the Covenants to prohibit short term rentals

Rob Harper said the Board had been discussing short term rentals during the past year and a question had been added to the proxy to gain owner input on whether a Covenant amendment to prohibit short term rentals would have sufficient support. Rob said the Covenants were displayed on the Toad Property Management website and Rob explained any amendment of the existing Covenants required at least 67% written approval of owners. Bill Ronai said a Covenant Amendment had been successful in the past but it had taken a lot of hard work and almost a year to complete the task. Rob explained the result of the informal question was 26 owners in support of a Covenant amendment to prohibit short term rentals and 46 owners opposed. An owner on Peanut Lane submitted a letter explaining how income from short term rentals funded essential repairs and maintenance on the house. Rob explained a short term occupancy policy had been drafted by the Board to make renters aware of regulations within Meridian Lake Park. The Board confirmed owners who rented their property or allowed others to use their property while they were not present would need to complete the form provided on the website to provide contact information for the responsible property management company or homeowner to contact if neighbors reported excessive noise or other problems with the occupants. Concern was expressed about fire pits at rental properties especially as a Level 2 fire ban was in place and it was suggested neighbors call the Police immediately if there was an outside fire during the Level 2 fire ban.

Financial Report

Rob explained the financial report from Doug Gorman, CPA, together with the 2018/19 budget had been distributed to all owners prior to the meeting. Anne Ronai made a motion to approve the 2018/19 Budget. Bill Ronai seconded the motion and it was approved by a majority of owners.

Election of Managers

Rob explained Mark Hartley and Robin Smith were stepping down from the Board and the following three owners had submitted their names for the two seats on the Board: DJ Brown, Lot 50, Filing 2, Eric Marye, Lot 21A, Filing 1 and Roger Woodward, Lot 55, Filing 2. Rob said the votes had been tallied and DJ Brown, Lot 50, Filing 2 received 45 votes and Roger Woodward, Lot 55, Filing 2 received 51 votes and would be joining the Board. Rob explained Eric had received 29 votes.

New Business

Sherron Green said she would approach RMBL regarding ToadFlax as there was possibly new information on how to eradicate the weed. Rob Harper explained owners could pick up a sprayer from the Toad office on Elk Avenue loaded with Milestone to spray on thistle and chamomile daisies. Rob said the sprayer should be returned to the Toad office once the Milestone had been sprayed on the weeds so other owners could use it.

Roger Cram asked the Board to consider long term options for the common land where the tennis court used to be. Roger encouraged owners to volunteer for the Board as several terms would be finishing next year. Roger also explained seats would be available on the Mt. Crested Butte Water & Sanitation Board and encouraged owners to put their names forward.

Bill Ronai made a motion to adjourn the meeting at 7:35 pm. _____ seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Inc.