

**MERIDIAN LAKE PARK CORPORATION
MINUTES OF THE TWENTY-FIRST ANNUAL HOMEOWNERS'
ASSOCIATION MEETING
JULY 2, 2014 – 5:00 P.M.
THE CLUBHOUSE, CHATEAUX CONDOMINIUMS,
MT. CRESTED BUTTE, COLORADO**

Bill Ronai, President of the Association, called the meeting to order at 5:15 p.m. and thanked the Board and the Managers for their work during the past year. There were 101 members present at the meeting or represented by proxy and Angela Reeves announced that the meeting had a quorum. She said notice of the meeting had been mailed on May 29, 2014.

A motion was made by Beth Hise to dispense with the reading of the minutes and to approve the 2013 annual meeting minutes as mailed. Ann Ronai seconded the motion and it was unanimously approved.

Reports

Bill Ronai said the association had signed the Amendment to the Memorandum of Understanding with Mt. Crested Butte Water & Sanitation after several years of negotiations. Bill said if owners had questions they were welcome to talk to the Board after the meeting.

Bill Ronai explained a Recreation Committee had been formed to review options for the tennis courts and open space in Meridian Lake Park. Bill said estimates had been obtained and as the cost was unaffordable at the present time it would be necessary to build up the funds over a couple of years to remove the asphalt/concrete surface and turn it into useful space for a majority of owners. Bill said courts would remain locked until 2015 when estimates would be reviewed again.

Bill Ronai said the Board had been talking to two entities about improving and increasing internet service. During those discussions CenturyLink had increased the speed and bandwidth of the existing service. Bill said owners needed to call CenturyLink if they wanted to upgrade their service. Bill said if there were any owners unable to secure CenturyLink service at the present time they should contact Angela Reeves so a list could be compiled to prove to CenturyLink there was support to increase capacity of the DSL service.

Bill Ronai reminded owners to keep dogs on a leash when walking through Meridian Lake Park and to also pick up after their dogs. Bill also reminded owners to close the gates when walking to keep cattle out of Meridian Lake Park.

Concern was expressed about lights being left on and Bill Ronai said a letter would be sent out to all owners reminding them to turn off lights when not in use.

Bill Ronai explained approximately 10 years ago the Forest Service, Snowmobile Club, Nordic Center and Meridian Lake Park had worked together to review usage of Washington Gulch. At the time a commercial snowmobile company was operating on Washington Gulch and it was

agreed mechanized transport would be discouraged along Washington Gulch except for the commercial operation. Bill said the commercial operation was no longer in business and the agreement had now expired and the Forest Service was revisiting and updating a Winter Travel Plan. As part of the review Bill had been asked to obtain a non-binding vote from the owners present at the meeting on whether Washington Gulch should be available for 100% motorized transport or made a 100% non-motorized area. A show of hands was overwhelmingly in favor of non-motorized use of Washington Gulch. Henson Moore said he was in favor of winter motorized use of Washington Gulch and said several of his neighbors who were not present at the meeting would also be in favor.

Bill thanked the Board and Gordon and Angela for their work on behalf of the association.

Gary Rainwater said the wildflowers were blooming and the noxious weeds would probably be appearing soon. Gary said the yellow mustard or winter cress was presently in bloom and could be easily pulled. Gary explained the winter cress would disappear during the next couple of weeks. Gary said Meridian Lake Park had done a good job of removing noxious weeds but could not relax as it was necessary to continue. Sherron Green said the Oxeye Daisy was also appearing in Meridian Lake. Gary encouraged owners to contact Gordon and Angela if they wanted to hire weed pullers for their lot.

Roger Cram, an owner in Meridian Lake Park and on the Mt. Crested Butte Water & Sanitation District Board, said MLPC owners would see a reduction in their water bills in early 2016 as a twenty year bond would be paid off. Roger explained Kurt Giesselman, an owner in Pristine Point, would be officially appointed to the 5-person Board. Roger explained two major improvement projects for Meridian Lake Park would be conducted at the dam once State approval had been received. It would be necessary to drain the reservoir for one of the projects and Mt. Crested Butte Water & Sanitation District would notify owners via the District's newsletter.

Gordon explained the large pile of dirt on Washington Gulch had been placed there by the County and would be used when the County temporarily diverted the road to allow for replacement of the culvert. No date for the work has been set by the County.

Beth Hise said the Division of Wildlife had given her helpful tips to discourage bears after a bear got into her home last year. Beth encouraged owners to make themselves aware of the Division of Wildlife guidelines.

Financial Report and Ratification of 2014/2015 Budget

Angela Reeves said Doug Gorman, CPA had reviewed the financial records of MLPC and prepared the 2013/14 financial report which had been distributed with the notice of the meeting. Angela explained 2012/13 expenses were under budget by approximately \$8,000. Angela explained the 2014/15 budget included a dues increase of \$7 per lot, per quarter. Dick Matthews made a motion to ratify the 2014/15 budget as distributed. Jo Tubb seconded the motion and it was approved by a majority of owners.

Election of New Board Members

Angela Reeves said there were two vacancies. Robin Smith was willing to serve an additional 3 year term on the Board and Mark Hartley volunteered to join the Board. Bill Ronai made a motion to appoint Robin Smith and Mark Hartley to the Board. Joe Hise seconded the motion and it was approved by a majority of owners.

New Business

Sam Nay made a motion to limit the reservoir fishing to “catch and release” until the reservoir had been drained and restocked with fish. Terry Tubb said after talking with the Division of Wildlife in Gunnison he thought the reservoir might be overstocked and encouraged the association to have the Division of Wildlife complete an assessment of the number and size of fish in the reservoir. Bill Ronai said the matter would be discussed at the next Board meeting.

Concern was expressed about vehicles travelling too fast on Meridian Lake roads and on Washington Gulch. Owners were encouraged to contact Phil Chamberland or another County Commissioner to request additional signage or speed bumps. Roger Cram suggested a semi-portable flashing speed sign similar to the ones used by the Town of Crested Butte. Chuck McGinnis said the Mt. Crested Butte Police Department could also be called to enforce speed control.

Beth Hise said the Crested Butte Land Trust was attempting to raise \$2.6 million to purchase 93 acres on the eastern flank of the Snodgrass trailhead, close to the Mt. Crested Butte Stables. Beth explained \$1.6 million had been raised and the remaining funds needed to be secured by the end of September to prevent the 93 acres being sold and developed into 30 homesites. Beth said parts of the Snodgrass Trail would weave through the proposed homesites.

Bill Ronai said the Mt. Crested Butte Performing Arts Center had been renamed the Biery-Witt Center to acknowledge two major contributors. Bill explained the project was in the final phase of architectural work and construction was expected to start in June 2015. Bill encouraged interested owners to visit the office at the Lodge at Mountaineer Square or search on the internet.

Beth Hise reminded owners to not feed wildlife and to contact the Department of Wildlife if an owner required support or assistance to discourage a bear. Beth also reminded owners to keep dogs on a leash and clean up after their pets.

The meeting adjourned at 6:35 p.m.