

**MERIDIAN LAKE PARK CORPORATION
MINUTES OF THE TWENTY-FIRST ANNUAL HOMEOWNERS'
ASSOCIATION MEETING
JULY 6, 2015 – 5:00 P.M.
QUEEN OF ALL SAINTS 401 SOPRIS AVENUE,
CRESTED BUTTE, COLORADO 81224**

Bill Ronai, President of the Association, called the meeting to order at 5:10 p.m. and thanked the Board and the Managers for their work during the past year. There were 94 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, 2015.

A motion was made by Donna Seligman to dispense with the reading of the minutes and to approve the 2014 annual meeting minutes as mailed. Joe Hise seconded the motion and it was unanimously approved.

Reports

Bill Ronai said that the Board has been very active meeting every other month. One of the major items on their agenda was to be looking at the situation with the tennis courts and Bill reported that work had begun on the project with shaping and top soil to come with seeding and watering to finish the project later this summer. Other items include exterior lighting that is not on timers or shining in other resident's houses. Trash cans are another item where bears and wind can knock them over. The Meridian Lake phone line has been removed and is no longer in use.

Angela introduced Rob Harper as the new owner of Toad Property Management and that he is licensed to manage Community Associations. Managers of Community Associations are required to be licensed as of July 1st 2015.

Roger Cram, an owner in Meridian Lake Park and on the Mt. Crested Butte Water & Sanitation District Board said that the \$1.5 million project has been changed significantly from last year with major cost savings and will likely begin in June 2016. This project will begin with the spillway project where the current 'glory hole' will be removed. The reservoir capacity will be approximately doubled. During the project the constructors will work to maintain traffic flow both on Washington Gulch Road and the road across the dam to Pristine Point. Roger said that there is an agreement where MLP is responsible for 19% of the project cost.

Mt. CB Water and Sanitation have investigated micro-hydroelectric as a revenue source but this would be cost prohibitive. Roger said that this project is necessary because much of the infrastructure is near or past its useful life. Angela explained that Mt. Crested Butte Water and Sanitation uses bonds to complete these large projects and that the last bond is about to mature and that the new bond might essentially take its place. This is itemized on individual water bills and is not a cost of MLPC. Roger speaks about the water conservation plan which is taking

advantage of a grant by the Colorado Water Conservation Board. This gives a blueprint for the Board to plan for the future.

Bill said that he has been in discussions with The Reserve and they would do testing to determine that the fish in the lake were healthy and that they may collect the fish and replace them once the dam project is finished.

Gary Rainwater explains that the weeds are coming out and that MLPC has done the best job in the county at suppressing the weeds. Gary said that the chamomile daisy and the toad flax are coming in now and that the best approach to remove them is to pull them out and bag them. Angela said that they can remove the tops of the toad flax and sometimes you can use herbicide to kill them. Angela said that Toad would be pulling noxious weeds toward the end of July. Gary said that everyone needs to do their part to eradicate the weeds. Gary encouraged owners to contact Toad if they wanted to hire weed pullers for their lot.

Bill Ronai explains that the Spruce Beetle has been spotted in Taylor Canyon Road but mostly to the south. They may make it to Meridian Lake in the near future. Sam Pankratz is with the State Forest Service who is very helpful if anyone needs assistance. Steve from Rocky Mountain Trees recommends that folks call Dario Elliot with Tree Tamers in Gunnison if they need help with protecting trees.

Angela explains that in the last year there have been 7 lots and 3 houses sold in all 4 filings. Vacant land sold between \$65,000 and \$270,000 and homes were between \$600,000 and \$950,000.

The report from Doug Gorman has been sent out with the annual meeting notice in addition to the new budget. Angela said the budget had changed due to work at the tennis courts and dues increased by \$50 per quarter for 2 quarters and then will return to \$45 for a vacant lot and \$100 for a developed lot on January 1, 2016. Angela said that about 30 people were still paying for the capital improvement project which has another 3 years to be paid. Gary Rainwater moved to approve the 2016 budget and Fran Rainwater seconded the motion, the budget was approved unanimously.

Angela said that there are 5 new Board members needed for the election. She said that MLPC always try to have a mix of representation from all of the phases. Fred Rock volunteers for the Board. Donna Seligman moves to appoint the new Board of Sherron Greene, David Light, Beth Hise, Bill Ronai and Fred Rock to the Meridian Lake Park Board with a second from Ron Baker. Fred Rock and David Light gave brief introductions and then the motion was passed unanimously.

New Business:

Bill said that they would like to get some more snow poles added in the fall to areas near Meadow Dr. He said that they would also like to talk to the County regarding all of the mountain bikers who are coming down Washington Gulch Road. Rob will contact the County to see what

can be done to improve safety. Bob Mothershead said that some of the cattle guards on Washington Gulch Road were damaged. Rob will contact the County to get this addressed.

There was also concern expressed about the foxes who are entering vacant homes. Gordon said that owners should call the Toad office to get the name of the owners. These animals can be trapped and Angela said that residents should not feed them.

Fran Rainwater reminded owners to pick up after their dogs even in the winter.

Concern was expressed about drones that were being flown in the neighborhood.

Bill welcomed Rob and thanked Gordon and Angela and then thanked his fellow Board members for their service.

The meeting adjourned at 6:20 p.m.

Prepared by Rob Harper