

**MERIDIAN LAKE PARK CORPORATION  
MINUTES OF THE TWENTY-FOURTH ANNUAL HOMEOWNERS'  
ASSOCIATION MEETING  
JULY 5, 2017 – 4:30 P.M.  
QUEEN OF ALL SAINTS 401 SOPRIS AVENUE,  
CRESTED BUTTE, COLORADO 81224**

Sherron Green, President of the Association, called the meeting to order at 4:41 p.m. and said prior to the usual annual meeting topics getting underway Mike Fabbre would give an update on behalf of Mt. Crested Butte Water & Sanitation District.

Mike Fabbre said two large projects had been completed in Meridian Lake Park during the past year. The first project was a State mandated upgrade to the spillway and the pump house. Mike said everything was now working as planned and the work had added an additional 23 acre feet to the reservoir. Mike explained the cost of the project was \$780,000 and the project had been completed under Budget and the State Engineer had completed all the final inspections. MLPC was responsible for 19% of the cost.

Mike said the second project was at the treatment plant and was once again State mandated. Mike explained the State required a second fully operational treatment plant to be a back-up. Mike confirmed at a cost of \$1,240,000 the existing building had been modified and the back-up equipment installed. Mike said there had been change orders along the way, mainly to address electrical issues. Mike confirmed 100% of the cost of the work was the responsibility of MLPC owners.

Mike explained no additional chemicals were being added to the water and filters were being flushed on a weekly basis. The treatment plant had been operating with a mix of water from the Yaklich Ditch and the reservoir and any change in color or taste might be due to the draining down of the reservoir and more sediment. Mike confirmed there was no treated water in the lake and that water sources had not changed. Mike said historically water from the Yaklich Ditch was cleaner and studies had been started last year to review the best practice for water and effluent waste water and those findings would be given to the State.

Mike said the District switched operation between the two treatment plants to keep them both in good running order. Mike said it was estimated that either treatment plant could supply the water needed at full build-out.

Mike said after testing it had been confirmed the water seep on Meridian Lake Drive was not coming from the District's water or wastewater lines. Mike confirmed the water had a high iron content and it was believed to be a natural seep which was finding its way out through the District's water line trenches. Mike suggested contacting the County to redirect the water under ground.

Mike explained an accounting firm had been hired as a third party expert to determine the best way to deal with the cost of the two capital projects and for the present time the additional

\$36.27 paid monthly by all MLPC owners would continue. Mike said he was not aware of any more large capital items planned for MLPC.

Everybody thanked Mike and Mike suggested owners call him with any further questions.

The meeting returned to the Agenda items. Rob said notice of the meeting had been mailed on May 20, 2017 and confirmed there was not a quorum. Robin Smith made a motion to approve the July 11, 2017 annual meeting minutes. Sam Nay seconded the motion and it was unanimously approved.

## **Reports**

Sherron Green said the draining of the reservoir had revealed a lack of habitat on the bed of the reservoir to support fish and the Board had voted against restocking the reservoir and additional research was necessary.

Sherron said the snowfall during January had stretched the County and she reminded owners of the 60 foot right of way. Sherron explained the County would be surveying all Meridian Lake roads and rights of way and the County had the authority to remove anything causing an obstruction within the 60 foot right of way. Sherron said she had spoken with the County Road and Bridge Manager and there was not a danger of the County refusing to plow Meridian Lake but MLPC owners must not push snow from individual driveways onto the road or County snow storage areas. Sherron said owners had been frustrated with the County about building up berms across driveways when the County came back several days after the storm to increase road widths. Sherron said the Board would continue to discuss possible solutions.

Rob explained the architectural review fee had been increased to \$700 and a professional architect will review the construction plans and confirm compliance with the Covenants and Design Guidelines. The Board would then review the plans for style and color. Rob said the new review process was not causing any delays and it relieved the Board of the responsibility of understanding technical and sometimes complex construction plans. Sherron reminded owners of the need to submit a complete package of plans at one time.

Sherron said progress was being made on weeds and said the County had been spraying any weeds in the 60 foot right of way. Sherron said the Board was not happy with the seeding at the tennis court site and would be taking additional advice.

Sherron said loose dogs in the neighborhood was once again an increasing problem and reminded owners that dogs must be on a leash and accompanied when away from the owner's lot.

Beth Hise said it was in everybody's interest for the neighborhood to look the best it could and reminded owners there were documents governing MLPC and a stringent violation procedure mandated by the State. In an effort to make it a more neighborhood friendly approach the Board had decided to schedule annual inspections and then give owners an opportunity to immediately address the violation. If no action was taken by the owner then the more stringent process would

be adopted. Beth explained a letter would be sent to all owners advising them of the inspection of the exteriors of each house and then letters sent to specific owners who had not corrected the violation. Beth said the specifics of the process were still being worked out.

Beth explained the Board had discussed the issue of short term rentals following the annual meeting last year and had failed to reach a conclusion as the issue was very complex. Rob Harper explained it was a problem throughout the valley and all communities were struggling with rules or amendments to the covenants and there were valid arguments from both supporters of short term rentals and those opposed to short term rentals. Rob said enforcing rules or covenant amendments was the most difficult part as it relied on owners and renters being honest and respecting the regulations or the association spending significant amounts of money to enforce the regulations.

After a long discussion the Board agreed to revisit short term rentals and obtain input from all owners. Those present stressed this should happen quickly. Rob explained a long term rental was more than 30 days and it was agreed some long term rentals also caused problems for neighbors. Beth said the Board would consult the association's attorney for advice on rentals.

### **Financial Report**

Rob explained the financial report from Doug Gorman, CPA, together with the 2017/18 budget had been distributed to all owners prior to the meeting. Rob said there had been a special assessment for the tennis court removal and the bank loan for the Capital Improvement Project (roads, natural gas and high speed internet) had been paid off. Rob said utilities were significantly over budget because of the water needed to irrigate the tennis court area reseeding. Rob explained dues had remained the same and expenses in the balanced budget had been adjusted slightly to add additional funds to fence maintenance as the snow had caused more damage than usual.

Sam Nay said Meridian Lake was a great asset and had great recreational potential for all owners and questioned why the Board had abandoned the lake. Sam explained the lake had created its own eco-system and for the last 18 years he had fished the lake and seen many people leave the lake with fish. Funds for restocking Meridian Lake had not been in the Budget for several years most recently because of the proposed work on the dam. Sam said he was confident the lake could restore its eco-system and there was a suggestion to make the lake catch and release and Chuck McGinnis said signs do not work and who would enforce those signs. Beth Hise said the Board had discussed this and more information was needed. It was agreed to reach out to additional experts and gain more information.

Appreciation was expressed of the work performed by the Board.

Beth Hise said there was a vacancy on the Board and encouraged interested owners to contact the Board.

Beth made a motion to adjourn the meeting at 6:21 pm. Sherron seconded the meeting and it was unanimously approved.

---

Prepared by Rob Harper,  
Toad Property Management, Inc.

DRAFT