

MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, July 23, 2015
9:00 A.M.

Present: Bill Ronai
Robin Smith
Fred Rock (By Phone)
David Light (By Phone)
Sherron Greene
Beth Hise
Angela Reeves
Rob Harper, Toad Property Management, Inc.

1. **Establish Quorum and approval of 5/21/15 minutes.** Meeting called to order at 9:08 a.m. There is a quorum. The previous minutes were not approved and will be approved at the next meeting.
2. **Review of status of Action items from the last meeting.** Rob said that Small Claims Court regarding Filing 4, Lot 17 remains set for August 12, 2015. Rob said that he has spoken with Hal Hearne and weather permitting he will be finished at the tennis courts this week. Rob also said that Toad has purchased the necessary hoses and equipment for watering the newly created area. The system will be able to water the entire area with the existing plan. Rob said the continual rain has delayed the project. Bill suggested that we speak to the homeowners supplying the water to reimburse them. Bill also suggested we speak to Mt. Crested Butte Water and Sanitation to make sure that we can water when needed as opposed to on the regular watering schedule. Beth wants to know if the amount of topsoil is adequate, Bill would like to make sure that Rocky Mountain Trees is happy with the soil condition before he seeds. David has concerns over the parking near the dam. Rob will install signage and fencing to keep people out of the new area. Rob will also speak with Mark Hartley regarding the shed and its contents.
3. **Approved by email since the last meeting.** Contract signed with Hearne Excavating, Inc.
4. **Review of Annual Meeting.** None
5. **Election of officers and ACC.** Bill volunteered to remain President. Robin will remain Vice President. Beth will remain Secretary/Treasurer. David, Sherron and Robin will represent the ACC.
6. **Architectural Control Committee Update.** Sherron asks about the ping-pong court and Angela said that this project has been downsized and will only be considered landscaping at this point. There was a short discussion regarding when something needs, or does not need ACC approval. It was agreed that many of the minor things that happen do not need approval. In cases such as this, the neighbors are happy and it was a very small change and therefore the Board need not be involved. Bill said that the ACC should be alerted first to make a decision on all improvements. The Elliot's clothesline, Filing 3, Lot 41 was approved as well.
7. **Finance Report.** Rob said that he had sent out the financial sheet for the Community Space Reserve Account reflecting a balance of \$275. He also said that they had spent approximately \$800 on hoses and equipment for the tennis court watering so far. This will be funded out of the operating checking

account and then all other expenses will come out of the reserve account. It was agreed that the costs for the tennis court project will remain under the Community Space Reserve account.

Angela said that in addition to Filing 4, Lot 17 there is one vacant lot which is in arrears. The owners live in California and therefore we cannot take them to small claims court. There is a lien on the property.

8. **Recreation Committee Update:** There was a short discussion regarding weeds and Rob said that Toad will begin removing weeds this week and through the next few weeks. Sherron said that there seems to be a problem with the identification of the daisy's. The oxeye is on the same list as the chamomile and invades the meadows. Sherron will send the identification pictures to Rob. Bill would like to see an Open Space Committee that will take care of weeds in addition to any upcoming open space ideas as a replacement for the Recreation Committee - 'To determine the best use and proper maintenance of open space'. Beth and Sherron will take the lead on this committee. Rob will send an e-mail to the membership with weed identification information and let them know that Toad can remove weeds for lot owners.

Robin would like to explore the idea of installing dog poop stations. Rob has installed these in several subdivisions and they seem to work to encourage people to pick up after their pets. Robin also suggested that this may be a function of the Open Space Committee. Robin moves that the Open Space Committee will do a survey to determine the best place for the poop stations. Bill seconds the motion and all are in favor. After some discussion it was agreed that this project will wait until next year.

The shed near the tennis court will remain and we will use it to store the watering equipment for the winter. Next year there will be a decision to remove it.

Robin would like to see that Davidson Wildlife take defensive measures for the trees surrounding the tennis courts. It was agreed that Rob would call Trapper and get a contract to do this for \$50 per month.

9. **Mt. Crested Butte Water & Sanitation District.** None
10. **Meridian Lake Meadows Update.** None
11. **Pristine Point Update.** Rob said that he has contacted Davidson Wildlife to remove some of the beavers. David asks where Trapper was going to set the traps and Rob did not know the locations.
12. **Discussion of storage shed and its contents.** Rob will speak with Mark about the contents but the shed will remain where it is until next year.
13. **Date of next meeting.** September 28, 2015

The meeting adjourned at 10:07 a.m.

DRAFT