

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
MONDAY, JANUARY 19, 2015
4:30 P.M.**

Present: Bill Ronai
JC Leacock
Sherron Green
Mark Hartley
Bob Mothershead
Robin Smith (by phone)
Beth Hise (by phone)
Gordon & Angela Reeves, Toad Property Management, Inc.

1. **Establish Quorum and Approval of 12/09/14 Minutes.** Beth made a motion to approve the December 9, 2014 minutes as distributed. Mark seconded the motion and it was unanimously approved.

2. **Approved by email since the 12/09/14 meeting:** Nothing.

3. **Response to Complaint Letter.** Prior to the meeting Bill had circulated a draft responding to the complaint letter point by point. Bill said he had received some comments from Board members and the property managers and those points would be incorporated in the letter. In an attempt to track the completion of action items Sherron suggested having an item on the Agenda similar to Item 2, Approved by email since the last meeting, to list the follow up on action items and any items still outstanding. It was unanimously agreed this would be adopted for future meetings. The Board discussed at length the process for dealing with Covenant violations. It was agreed the Board would continue responding to complaints but would not have anyone walking the neighborhood to identify issues. The new Covenant violation policy would require owners to complete a complaint form and submit it to the managers and then the managers would forward it to the Board and take action as requested by the Board. Bill clarified the summary prepared by Angela and all the new governance policies would be emailed to as many owners as possible and if there were not email addresses available for some owners the documents would be sent by regular mail. Robin said the Covenant violation forms should be available on the website and Angela confirmed all the documents would be posted on the website and the forms made easily accessible. Bill said he was satisfied with the management fee comparison provided by Toad and it was agreed the information would be included in the response letter. Robin said two outstanding issues from the 2014 annual meeting were a letter to owners reminding them to turn off lights and also a count of fish in the reservoir. It was agreed a letter regarding lights would be sent with the April 1 invoices and due to work scheduled at the reservoir it was not necessary to request a fish count at the present time. Bill said he would circulate another draft of the letter and requested prompt response from the board so the letter could be sent.

ACTION ITEM: Bill to finalize draft letter.
Angela to draft letter regarding lights, distribute governance policies and load governance policies on the website.

4. **Architectural Control Committee Update.** Angela said no new plans had been submitted. Bob said the remodel at Filing 4 was progressing well.

5. **Finance Report.** Angela said an owner in Pristine Point who was seriously delinquent on both regular dues and the special assessment payments had paid in full and checks were being received for the January 1 invoices. Angela said she had sent around prior to the meeting a very simple draft Budget intended to open the Budget discussion. Bill confirmed the Budget would be finalized at the March meeting.

After discussion it was agreed the annual meeting would go back to Queen of All Saints as the parking was considerably larger than the smaller, less expensive, location of Chateaux Condominiums. It was also agreed any food for the annual meeting would be a pot luck and owners would be notified of that with the annual meeting packet.

After discussion it was agreed Angela would ask Davidson Wildlife Services to obtain a quote for a lay down fence. Sherron said the steps over the perimeter fence required attention and Mark said by his house there was a narrow opening with cross posts which made it easy to cross but cows could not get through.

Bill confirmed the Budget would be considered at the next meeting.

ACTION ITEM: Angela to contact Davidson Wildlife Services to obtain quote.

6. **Tennis Court Update.** Prior to the meeting Bob had distributed ideas from the Committee and those ideas/proposals had been divided into phases. Bob said they had been talking about the courts for several years and there were two large expenses – removing the courts and then re-vegetation which would need to be done quickly to avoid noxious weeds taking over. Bob said prior to any work commencing the Committee recommended having the open space parcel surveyed.

Bob said the re-vegetation quote was approximately \$12,700 and the tennis court removal was estimated at \$40,000 and expected to go up by 3% per year. Bob explained the \$40,000 was an estimate as quotes had been received between \$35,000 and \$80,000. Bob said the committee recommended Phase 1 include removing the courts, re-vegetating and surveying all owners to find out what they wanted to do with the space. Bob said the committee suggested hiring a design firm to create a vision for the area and an estimate of the costs as Phase 2. Bob said the committee recommended completing the work in two years although how it would be funded had not been resolved.

Gordon asked if it would be possible to break up the tennis court surface and push it into berms and then re-vegetate the berms as that would reduce trucking costs and Sherron said it would be a way to contour the land and separate it from the adjoining homes.

There was discussion on the actual construction of the courts and it was agreed that needed to be clarified as it would influence any decision on the removal of the courts. Gordon suggested taking a core sample and agreed to contact John Zaabadick who would have the equipment to perform the work. Bill made a motion for Gordon to contact John Zaabadick, Beth seconded the motion and it was unanimously approved.

Bob asked what would happen with the tennis courts if the work did not go ahead in the next few years. Bill said it would be worth pursuing grant options and suggested contacting the County to see if the County could help the association remove the tennis courts and perhaps also contact the State. Bill said he would ask if the material of the tennis court could be used to build berms on the site. It was agreed the tennis courts would remain locked due to the possibility of injury and liability.

**ACTION ITEM: Gordon to contact John Zaabadick
 Bill to contact the County**

A long discussion followed regarding potential funding of the work. Sherron said understanding the material involved would be crucial to any decision.

Bill said potential funding sources for consideration were roughly a surplus of \$3,000 for the year 2014/15, a projected surplus of \$5,000 in 2015/16, possibly \$2,000 from the Capital Improvement Account, possibly some from the Capital Reserve Account and/or the Operating Account. Bill asked the Board to consider the amount they would be comfortable with and it would be discussed at the next meeting. Bill made a motion to create a reserve account for the tennis courts with the actual amount to fund the account being decided at the next meeting. Sherron seconded the motion and it was unanimously agreed.

**ACTION ITEM: All Board members to consider funding for the tennis courts
 Angela to open a reserve account**

After discussion it was agreed the account would be called the Community Space Reserve Account.

7. **Colorado Governance Policies for HOAs.** Angela had distributed prior to the meeting a summary of the new governance policies which would act as a cover sheet when the policies were distributed to owners. Angela agreed to make a few changes to the summary and Bill made a motion to approve the David Leinsdorf version of the policies. Mark seconded the motion and following discussion it was agreed to amend the documents to include a note saying Board meetings would be at 4:30 pm on the third Thursday of every other month during 2015 and fines in the Covenant violation document would be set at \$25 for the first fine, \$50 for the second and \$150 for the third within one year. The Board would also have the ability to levy a \$25 per day fine for certain offenses. The motion was unanimously approved. Angela said the

Agenda for the meeting would be posted at the tennis court parking area prior to the meeting and an Open Discussion item would be added to the end of the Agenda for owner's to present new matters.

ACTION ITEM: Angela to amend cover sheet and distribute policies to all owners and prepare a schedule of meeting dates.

8. **Mt. Crested Butte Water & Sanitation District.** Bill said Kurt Giesselman and Roger Cram, MLPC owners on the Mt. Crested Butte Water & Sanitation District Board, had updated him on the proposed work at the reservoir. The remediation work was now scheduled for September, 2015 with an estimated cost of \$274,000. Bill explained the maximum MLPC portion would be roughly \$52,000 and would be collected from all owners as part of their water bill although no decision had been made on how that would be structured, but, as in the past, it would likely be over a number of years. Bill said a larger concern was in 2017 or 2018 the State was considering a requirement that every water treatment plant have fully up to date systems as back up to the presently operating system. That cost might be in excess of \$2 million for the water treatment plant in our subdivision. This is still in the very initial stages and the requirements or figures were unknown and at this stage Bill said he just wanted to alert the Board of potential increases to water bills of residents of MLPC. Bill explained the cost of any work would appear on water bills and not via MLPC billing. Bill said he would update the Board if additional information was received.

9. **Meridian Lake Meadows Update.** Angela said there was nothing new to report.

10. **Pristine Point Update.** Angela said there were no new updates.

11. **Date of Next Meeting.** March 19, 2015 at 4:30 pm

The meeting adjourned at 7:25 p.m.

Prepared by Angela H. Reeves