

**MERIDIAN LAKE PARK CORPORATION
MINUTES OF THE TWENTY-THIRD ANNUAL HOMEOWNERS'
ASSOCIATION MEETING
JULY 11, 2016 – 4:30 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 4:30 p.m. and Bill asked everyone at the meeting to briefly introduce themselves. Rob Harper, Manager, said there was not a quorum and Bill Ronai explained the meeting would proceed without any voting. Rob said notice of the meeting had been mailed on May 27, 2016.

A motion was made to dispense with the reading of the minutes and to approve the 2015 annual meeting minutes as mailed. The motion was seconded and it was unanimously approved.

Reports

Bill Ronai thanked Rob Harper and his team for everything that Toad Property Management does in the subdivision. Bill thanked the Board for the many meetings they attended and the extra work they performed.

Bill reminded owners to pick up after their dogs and said two poop stations had been installed in the subdivision. Bill went on to remind owners to turn off exterior lights when not in use and to also remind everyone to close gates or fences to keep the cows out of the subdivision.

Bill said an owner had expressed concerns about the large number of people now camping above Washington Gulch and campers spending longer than the two weeks permitted by the Forest Service. After a short discussion Beth Hise and Robin Smith said they would be willing to work with the concerned owner and approach the Forest Service.

Rob Harper said there had been six sales during the past year, two homes and four vacant lots and several building projects had been approved by the Board both new construction and remodels.

Rob said they were working diligently to reduce complaints regarding dogs and trailers. Rob said the largest project during the past year was the removal of the tennis courts and the revegetation of that area.

Sherron Green, as a member of the weed committee, said she had prepared a noxious weed sheet which was specific to six varieties of weeds currently found in Meridian Lake Park. Sherron reminded owners of the State and County regulations requiring the removal of noxious weeds. Gary Rainwater said good progress had been made in MLPC over the years with the removal of Chamomile Daisies but the Canada Thistle was appearing in MLPC and was more difficult to remove. Gary said he had tried Roundup in the past and the thistle came back the next year. Gary explained Rob Harper had a supply of Milestone and sprayers and Gary encouraged owners to spray thistle with Milestone. Gary said the thistle could not be pulled easily as all of the

thistle and root had to be removed to be effective. Sherron said Milestone was a relatively safe herbicide and it would kill some broad leaf plants but was not as aggressive as Roundup.

Rob Harper said in the next few weeks Toad would be pulling and spraying weeds in the common areas. Sherron reminded owners the County would be spraying along the edge of the road and said individual plants would be sprayed, not broadcast spraying.

Bill Ronai introduced Todd Fessenden from Mt. Crested Butte Water & Sanitation District to give an update on the work currently underway at the reservoir.

Todd Fessenden distributed handouts to those present at the meeting and said Mt. Crested Butte Water & Sanitation District were undertaking two significant projects, both of which were required by the State.

Todd explained the current work involved capping the existing vertical spillway in the reservoir and enlarging the existing spillway at the side of the dam to better control the flow of water and to prepare for the 100 year or even 500 year flood. Todd said the work was mandated by the State and the current construction costs were \$768,000 which was considerably less than first anticipated.

Todd explained the spillway improvements would gain an additional storage of 23 acre feet of water in the reservoir and said one acre foot of water was sufficient for one family for a year so it was not an insignificant increase. Todd said as the project had progressed through the planning stages additional information became available and some information presented at earlier meetings was now incorrect. Todd said Mt. CB Water & Sanitation District had carefully looked at the option of installing turbines at the bottom of the reservoir to create energy which could be sold back. However, after research it became clear that compliance with State laws would make the project cost prohibitive.

Todd explained the District had approached the Department of Parks and Wildlife prior to the commencement of the work in an effort to have the fish moved to another location. Due to concerns regarding the spreading of disease among the fish population it was not possible to find anybody willing to take the fish and the District had decided to drain the reservoir slowly to reduce stress on the fish. Todd encouraged owners and their guests to fish the reservoir and said approximately 10 feet of water would remain in the reservoir.

Sam Nay said the fish in the reservoir were small and suggested restocking the reservoir in the future with larger, quality fish and making the reservoir catch and release. Eric Mayre agreed to work with Sam Nay and report back to the board with suggestions for the restocking of the reservoir once the work was completed. Any funding would come from the 2017/18 budget.

Todd said the work was scheduled for completion in November and the reservoir would be filled from Washington Gulch so the water level would stay low during winter and then fill quickly in the spring.

Chuck McGinnis asked if the finished project would still have an area for owners to launch canoes and kayaks. Robin Smith said there would need to be an area on the Washington Gulch side as well as the Pristine Point side and Todd said that would be possible.

Todd said the second project, again required by the State, was the enlargement of the Water Treatment Plant and that work was scheduled for summer 2017. Todd explained the State regulations had been amended and the State now required two fully functioning water treatment systems, both meeting current regulations, in case one system failed. Todd said bids had just been received and the cost was \$1.79 million and less than previously expected.

Peter Kennel asked what impact the work would have on owner's monthly bills. Todd explained a surcharge for earlier work had been extended past its completion date so MLPC owners could start increasing their reserve. Todd explained MLPC owners were responsible for 19% of the project at the dam (approximately \$140,000 plus design and permitting costs, etc) and 100% of the water treatment plant. Bill Ronai explained MLPC also had some money in reserve at Mt. Crested Butte Water & Sanitation in addition to the excess surcharge money recently collected. Todd said the District would wait until the end of the project when the exact cost was known before deciding on how the project would be funded.

Todd said due to the draining of the reservoir water for MLPC was presently supplied from the spring but once the reservoir was filled water from the spring would be diverted into the reservoir and then from the reservoir to the water treatment plant. Todd said calculations show water coming from the spring was adequate during the construction period to meet MLPC needs but moving forward water from the spring would not be sufficient to meet high demand periods and the reservoir water was needed to supplement those periods.

Bill Ronai thanked Todd for attending the meeting and giving the update.

Rob Harper said the overall operation of MLPC was right on budget and the 2016/17 budget closely followed the prior year. Rob said the removal of the tennis courts in the summer and fall was the biggest project. He said approximately half of the money came from reserve funds and the balance had been funded by a temporary dues increase for two quarters. Rob said the temporary dues increase worked very well and said as the meeting did not have a quorum the association would continue to operate under the existing budget.

Bill Ronai said Robin Smith and Mark Hartley were willing to continue on the Board. As no other nominations had been received prior to the meeting and as there was not a quorum it was agreed Robin and Mark would continue on the Board.

Sam Nay said during the County and Fire Department approval process of his large remodel he had been required to install a fire suppression system in both the new and existing parts of his home. Bill Ronai gave some history and explained in 2007 the Fire District had adopted a higher minimum gallons per minute and storage capacity than the regulations required when the subdivisions were formed. Bill explained Mt. Crested Butte Water & Sanitation District had performed an expensive study and determined MLPC required a \$3 million upgrade to meet the new standards. The association obtained advice from legal counsel and experts and eventually

agreed with the Fire District that homes in excess of 4,800 square feet would require a fire suppression system and that was the current wording in the Design Guidelines. However, the Fire Department not been consistent when reviewing plans and consequently some owners had been required to put in fire suppression and others had not regardless of the size of the home.

Bill said the Board would be drafting an amendment to the Design Guidelines to caution owners to consult with the Fire Department prior to progressing too far with the design of their home to determine if their lot was in a location which would prompt the Fire Department to request a fire suppression system.

An owner from Filing 1 expressed concern about short term rentals and asked if association documents could be amended to restrict rentals of less than 30 days. Bill Ronai said any change would require a covenant amendment which could be a long and sometimes difficult process and said the Board would consult with the association's attorney.

An owner from Filing 2 expressed concern about trailers and snowmobiles in MLPC. Bill Ronai said this was an ongoing problem and the Board was doing the best they could with the resources available to them and would continue to keep the subdivision looking as good as it could.

The meeting adjourned at 6:15 p.m.

Prepared by Rob Harper,
Toad Property Management, Inc.