

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION**

**2:00 PM MST
318 ELK AVENUE, SUITE 24
CRESTED BUTTE, CO**

Present: Sherron Green
Mark Hartley
Rob Harper, Toad Property Management, Inc.

By Phone: Robin Smith
Beth Hise
Fred Rock
David Light

Rob called the meeting to order at 2:03 pm, confirming a quorum. Robin made a motion to approve the minutes of the meeting held 8/18/16, David seconded, all in favor, minutes approved.

Architectural/Construction Update: Rob reports that owner Kurt Schramel has been working with an architect and is aware of the construction process, submission of plans, etc. He staked his lot and dug a soils test hole recently. Beth is a part of the ACC committee, include her on emails, etc. Discussion about the landscaping plans and the 'berm' being constructed for the new Gorman residence in Peanut Circle; parties involved (Ben and Sally) have been put together per Rob. Have landscaping plans have been submitted? ACC should review; Rob will contact Ben Somrak to acquire those. 42 Stream View put in a hot tub inside the building envelope. 35 Slate Lane metal siding and roof was approved and is almost finished; Sherron reports the metal finish looks very good, should be an example for others.

Financial Report: Rob reports that the financials are as stream-lined as they can be. Discussion of how few cows breached the fences this year. Rob explains a few line items. A/R sits at about \$11,700 vs. \$14,000 in 2015. Fiscal year is April – March. Discussion about the “usual suspects” being behind in dues. There is a lien on the Collins' property. Schafer property status is up in the air.

Open Space: The lake is not conducive to big fish. The dam project is mostly finished and the lake is filling nicely, reports Sherron.

Dam Project Update: Construction went smoothly, just some clean-up left to do; was on-time and on-budget. Landscaping by the Pristine Point sign will need attention this spring, reports David. Discussion about water levels and lake access. Would Water & Sanitation be responsible for any incidents/accidents around the dam? Water treatment plant building is almost finished, electric panels to be put inside.

MLM/Pristine Point: Pristine Point will handle snow removal for all of their roads; a covenant change may happen to accommodate keeping (some) roads private vs. public (the county). On-going discussion with the Forest Service about configuration of a new gate bordering David's property.

Toad Contract: Rob confirmed that a weekly inspection does indeed take place by Toad

New Business: Short Term Rental discussion. What is the Town of Crested Butte's decision? A local liason/designated responsible party ensuring the renter follows all rules and covenants of the HOA would be ideal, suggests Mark. Luckily, few bad apples overall. Christmas light policy? None.

Next Meeting Date: 19 January 2017 2pm, Toad Property Management Offices

Meeting adjourned at 2:54pm

Prepared by Rob Harper
Toad Property Management, Inc