

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, DECEMBER 9, 2014
4 P.M.**

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

1. **Establish Quorum and Approval of 09/03/14 Minutes.** Robin made a motion to approve the September 3, 2014 minutes as distributed. Sherron seconded the motion and it was unanimously approved.

2. **Approved by email since the 09/03/14 meeting:**

- i. Roof over rear deck F1, L12
- ii. New home F1, L28
- iii. Remodel F4, L5
- iv. Remodel F1, L20
- v. Solar Panels F1, L10

3. **Architectural Control Committee Update.** Angela said F1, Lot 28 and F1, Lot 20 had both put their projects on hold until the spring. Angela said F4, Lot 5 was moving ahead with their remodel. Prior to the meeting Robin had distributed the following additional wording for Section 2.4.2 of the Design Guidelines to clarify the approval of plans via email:

Section 2.4.2 Final Review ... In the interest of timely Board approval of submitted Final Plans, the Board may opt to vote on Plan approval without scheduling a Board meeting. This may be accomplished following ACC review and recommendation via email or other electronic or written communication, but in any case a record of the vote will be created and maintained in MLPC files.

Sherron said if variances were required the plans must specifically identify the variance request at the time of submission. Bill suggested adding the sentence: Variances not explicitly requested will be denied.

Robin requested the following be added at the beginning of Section 4.11.1 Internal Sprinkler Systems: The Crested Butte Fire Protection District (CBFPD) may require installation of internal sprinkler systems for all new construction and major re-modeling projects in MLPC. Owners and or Contractors should coordinate with CBFPD during the design process and submit plans for Board approval (see Section 2.4.5 Fire Suppression Systems).

Bill made a motion to amend the Design Guidelines for email approval, variance requests and internal sprinkler systems as discussed. JC seconded the motion and it was unanimously approved.

ACTION ITEM: Angela agreed to incorporate the above wording into the Design Guidelines.

4. **Finance Report.** Angela said a few owners owners were once again behind on their dues. Angela said legal was running above budget and \$1,016 was for the legal research by Marcus Locke regarding ownership of the open space within Meridian Lake. After discussion it was agreed the \$1,016 should be a capital expense.

Sherron said as the association now had a property management company operating from their own office the MLPC telephone line seemed to be an unnecessary expense for the association. After discussion Sherron made a motion to cancel the 970 349-2002 CenturyLink phone line. Robin seconded the motion and it was unanimously approved.

ACTION ITEM: Angela to cancel phone line with CenturyLink.

After discussion it was agreed the light at the intersection of Washington Gulch and Gothic Road would be retained.

Angela said maintenance of the exterior fence had been higher during 2014. Al Davidson had said the fence was cut in several places. Bill suggested a drop fence be installed in the future instead of the regular fence.

Angela said the budget would be discussed in January for approval at the March board meeting.

5. **Tennis Court Update.** Prior to the meeting Bob had sent around an email which listed several questions regarding how the tennis court removal would be funded. Angela said no line item existed in the 2014/15 budget for funding future removal of the courts but the Board had discussed including a line item in the 2015/16 budget. Angela said the \$7 per month, per lot, dues increase effective from April 1, 2014 was being used to cover increased operating costs and increase reserves. Angela said the current 2014/15 budget had an "Increase in Reserves" line item of \$3,025 and any money going towards tennis court removal would come from that figure. Angela said at the present time no money had been specifically identified as tennis court removal funds.

Angela said the association presently had \$10,912 in the capital reserve account and \$8,968 in the Capital Improvement account and asked the board to consider if any of those funds would be earmarked for future tennis court removal.

There was some discussion regarding the appropriate name for the tennis court line item and Bill asked Board members to think about it prior to the next meeting.

Beth expressed concern about the tennis courts being left in disrepair for several years and questioned if a plan should be formulated to accelerate the financing of the tennis court removal. Gordon reminded board members no decision had been taken on removing the tennis courts, just a decision was reached in March 2014 to lock the courts while options were reviewed. Bill asked Beth to come back to the board with a current figure for the removal of the courts and topsoil and revegetation prior to the budget discussion in January, 2015 so all funding options can be considered.

Robin asked if a dues increase could be considered and Bill said the recreation committee should consider all options including review of grant opportunities from the State and Beth said she would review conservation easements.

ACTION ITEM: Beth to research and report at the January board meeting with updates regarding the tennis court removal.

6. **Colorado Governance Policies for HOAs.** Angela had distributed prior to the meeting a set of policies required by the State of Colorado. Angela explained there was not much to discuss as it was a State requirement and there were very few sections which required input from the association. Bill recommended the policies be voted on at the January meeting after the Managers provided guidance on levels of fine.

Angela agreed to draft a cover sheet highlighting the relevant and important sections to distribute to all owners along with the policies for those who wanted to read them.

ACTION ITEM: Board members to review the policies. Angela to provide the Board with level of fines and to prepare a cover sheet.

7. **Snodgrass Trail.** Robin said the information he provided at the last meeting was incorrect as he had been given incorrect information from a Forest Service employee. Robin said the Forest Service had provided a map for clarification. Beth said if the Snodgrass Trail is not on land owned by the Allen Family there was nothing to prevent people using the Snodgrass Trail. Beth cautioned against telling people they could not use the Snodgrass Trail when it was only some small areas which could not be used and the Allen Family only had grazing rights on the Forest Service land. Beth said she thought the letter which went out to all homeowners in Meridian Lake Park contained some inconsistencies and although it went out in good faith it was not sanctioned by the Board. Angela explained the note had gone out to all owners as a letter had appeared in the local newspaper accusing Meridian Lake owners of being bad neighbors to the Allen Family and the Snodgrass Trail. The note went out quickly in an attempt to diffuse the issue. Beth asked that all such notes be passed by the Board prior to distribution.

8. **Water.** Robin said more yards now had irrigation systems and questioned if MLPC would be sufficient water. Bill said studies performed at the time of the addition of the pump station indicated there would be sufficient water at full build out. Bill said a Mt. Crested Butte Water & Sanitation District Board meeting was underway and the District would be discussing the State approvals and the costs of work on the dam and spillway. Bill said he would be meeting with the water district later in the week to receive an update. Bill said the owners from

The Reserve had not been able to test the fish in the reservoir. However, the individuals from The Reserve were still interested in rescuing the fish when the reservoir was drained.

9. **Toad Property Management.** Bill said an email had been received from an owner regarding the services provided by Toad Property Management. Beth suggested the Board go into Executive Session and after a short discussion it was agreed it was not necessary. Bill suggested going through the email points one by one. Angela explained there was a contract with the association. However, over the years the job description had changed depending on how the Board at that time wanted to operate. Angela said covenant enforcement was the perfect example of the Managers role changing depending on the make-up and wishes of the Board and Bill confirmed there had been considerable discussion in the past and different board members had approached covenant violations differently.

Bill said he would draft a response to the owner with the Board's comments on each paragraph. Bill said the approach would continue to be complaint driven and each violation stands on its own. Gordon said there had been problems with updating the website and the charges were hosting charges and not charges for updating the website. After discussion it was agreed the information was on the website but it was very large and cumbersome and would be expensive to rebuild. Gordon said the official documents, budgets and minutes were also on the Toad Property Management website. After discussion it was agreed to use the Meridian Lake Park website as storage and redirect to the Toad website.

ACTION ITEM: Gordon to redirect the Meridian Lake Park website to the Toad Property Management website.

Angela explained the office expense line item was just for MLPC expenses and mainly for the mailing of annual meeting packages or invoices and included envelopes, copies, paper, etc.

After discussion it was agreed less was being spent on the annual meeting and it was decided at the April meeting the Board would decide whether to provide food at future meetings.

Bill said he would send a detailed response after the holidays and it was agreed the Board would follow up if the Managers had not completed action items.

Gordon said all property managers of associations must be licensed and certified in 2015 and both he and Angela had started the process and would be qualified in the next month.

It was agreed MLPC would continue with Toad Property Management.

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

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

12. **Date of Next Meeting.** January 15, 2015

The meeting adjourned at 7:00 p.m.

Prepared by Angela H. Reeves