

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, FEBRUARY 6, 2018  
2:00 P.M.**

Present: Sherron Green  
Robin Smith  
Beth Hise  
Jack Hughes  
Fred Rock (by phone)  
Mark Hartley (by phone)  
Rob Harper, Toad Property Management, Inc.

Rob called the meeting to order at 2:05 pm and confirmed there was a quorum.

Beth made a motion to approve the January 19, 2018 meeting minutes. Robin seconded the motion and it was unanimously approved.

Rob confirmed letters had been sent out to the owners who had submitted a petition and no responses or feedback had been received from those letters.

Rob explained the draft Non Owner Occupancy Policy had been posted on the website for 30 days and some feedback had been received from owners with some comments addressing the existing Covenants and not the draft Policy. Sherron asked that all owners who had submitted comments receive an acknowledgement from the Board and everyone agreed. Sherron said the wording of the fine structure was confusing to some owners and it was agreed the wording should refer owners to the fine structure in the association's other governing documents which provided a more detailed explanation. Sherron said the separate registration form would be difficult and time consuming to keep updated and Rob said owners would need to notify the Toad office of non owner occupancy and voluntary compliance was required. Beth said the form should be completed by owners so that emergency contact information was available to the management company. It was agreed owners would be encouraged to update their contact information in the Spring of each year. Mark said the policy did not have a good definition of a non owner occupancy and asked if more clarification should be added and Mark said some owners were questioning if there was even a problem with short term rentals as problems had not been reported in all areas of Meridian Lake. Robin suggested attaching a cover letter to the Policy giving some clarification to owners and also sending a copy of the Policy and the cover letter with the annual meeting documents. After discussion Robin agreed to make a couple of small clarifications to the Policy and date the Policy March 1, 2018. Beth made a motion to adopt the amended Non Owner Occupancy Policy. Sherron seconded the motion and it was unanimously approved.

Beth agreed to draft the cover letter and circulate to the Board within 7 days and the cover letter and Policy would be mailed and emailed to all owners. Board members volunteered to write individual emails to specific owners to acknowledge the comments they had submitted regarding the Non Owner Occupancy Policy. It was agreed the emails would be sent out within 7 days.

Jack asked if Board members had met to formally review the comments from owners and Robin said discussion had been by email and not a formal meeting. Rob said discussion amongst the seven Board members had been extensive and all comments had been taken into consideration and included in the document when appropriate as not all comments had been pertinent to the discussion of the Non Owner Occupancy Policy.

Prior to the meeting Rob had circulated to the Board a proposal from Davidson Wildlife Services to replace the entire perimeter fence with a lay down fence and said Colorado law required landowners to fence cattle out and not for a rancher to fence them in. After discussion it was agreed more information was required prior to committing to a \$10,000 cost to install a lay down fence. Rob said fencing repairs would be less in 2018 due to the low snow levels and the extensive rebuilding project for the perimeter fence could be postponed. Beth asked that an additional bid be received for the fencing project.

Sherron suggested scheduling the annual meeting in late June and moving away from the fourth of July week as attendance had been low for the past few years. Sherron also suggested a scheduled clean up day of common areas and a neighborhood picnic and said combining all three events might be too difficult to schedule. After discussion it was agreed Wednesday, June 27, 2018 at 6:00 pm for the annual meeting and the clean up day and picnic would be discussed at the next meeting.

Rob said financials had been distributed to the Board prior to the meeting and expenses were running slightly over budget. It was agreed to review the construction security deposits in the Spring and a decision made at that time on any refunds of a security deposit.

Beth made a motion to adjourn the meeting at 3:12 pm. Robin seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management