

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, APRIL 26, 2018
10:00 A.M.**

Present: Sherron Green
Jim Sargent (by phone)
Beth Hise (by phone)
Fred Rock (by phone)
David Light (by phone)
Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management

Rob called the meeting to order at 10:05 am and confirmed there was a quorum.

Fred said he had not written his acknowledgement letters to the owners who had been assigned to him regarding the comments to the Non Owner Occupancy Policy. Beth said she would review her notes and let him know the names of the owners assigned to him.

Beth made a motion to approve the February 6, 2018 meeting minutes with the addition of wording to clarify the Board would be contacting owners to thank them for their comments regarding the Non Owner Occupancy Policy. Sherron seconded the motion and it was unanimously approved.

Rob asked the Board how they would like to respond to a complaint from the owner of Lot 52, Filing 2 which included complaints regarding day time parking on roads within Meridian Lake, a trailer stored at a nearby house and a new house construction which had multiple exterior colors. After discussion it was agreed to ask the Lot 18, Filing 2 homeowner to direct visitors to car share or to park on the cul-de-sac instead of parking close to the corner and impeding other traffic. Rob agreed to draft the letter and distribute to the Board for review. Rob agreed to draft a letter to the owner of Lot 19, Filing 2 requesting the removal of the trailer.

Sherron said the trailer had been removed from Lot 37, Filing 2 but the garbage can had not been replaced with a bear proof container. Rob agreed to draft a letter to the owner of Lot 37, Filing 2.

It was agreed the colors of the house at Lot 20, Filing 2 had been approved by the Board and met the earth tone requirement in the Design Guidelines. Sherron said the corrugated metal roof was rusting at different speeds which added to the number of colors on the house. Rob agreed to draft a response to the owner of Lot 52, Filing 2.

After discussion it was agreed the Board would write to owners alerting them of the need to address any Covenant violations prior to the Spring walk through by the Board and to also place signs at the entrances to Meridian Lake Park and Meridian Lake Meadows reminding owners to address any issues prior to the Board walk around the neighborhood to identify any remaining issues which was scheduled for June. Rob agreed to prepare a draft letter to be mailed by May 15, 2018.

Prior to the meeting Robin emailed a couple of questions regarding the Budget and financial report. Rob said operating expenses continued to increase slowly and there had not been a dues increase for several years. Sherron said some work at the edge of the reservoir would be a benefit to owners using the reservoir and no money had been allocated to stock the reservoir with fish. Rob said the association had a reserve and was generally in good financial shape. Beth said the sign at Gothic Road would benefit from some work and David

said Pristine Point had been talking about improving their entry sign area with some solar lighting. Rob said Robin had suggested additional dog stations and Rob said there were additional costs to maintaining and stocking the dog stations. David said he would ask Kurt if he would agree to a dog station being placed by the Forest Service gate. It was agreed fence repair would be close to \$1,000 and not \$3,000 and Beth suggested increasing the ACC expense line item by \$1,000 to match the ACC income line. Robin had suggested removing the Utilities line item as there would not be any invoices from Gunnison Electric. After discussion it was agreed Rob would make those small adjustments to the 2018/2019 Budget and distribute to the Board and the 2018/2019 Budget would be mailed to all owners with the annual meeting documents. Beth made a motion to approve the 2018/19 Budget after converting the utility line item to miscellaneous, \$2,000 for the fence repair moved to miscellaneous and increasing the ACC expense line by \$1,000 to equal the ACC income line. David seconded the motion and it was unanimously approved.

Rob said the governing documents did not state a time period between an owner receiving approval to construct a home and the construction actually commencing. Sherron suggested future approval letters should state the approval was good for one year and if construction was not started during that period another review process and \$700 fee would be required. It was agreed to add a sentence to all future approval letters and owners could approach the Board to ask for an extension of the approval process if necessary.

Sherron said Mark and Robin would not be running for re-election. After discussion it was agreed the Board would try to operate with five Board members if there were no volunteers at the annual meeting. Rob agreed to email owners to ask for volunteers for the two vacant spots so the names of volunteers could be added to the Annual Meeting documents.

Rob agreed to write to the owner of Lot 1, Filing 2 advising him that clean up and revegetation of the adjoining open space needed to be completed and using the open space for an additional parking space was unacceptable. It was agreed the security deposit would not be refunded until the land was restored.

After discussion it was agreed to enclose a rental survey with the annual meeting documents to find out if owners were likely to support a future amendment to the Covenants to restrict or prohibit short term rentals. Jim agreed to draft the document and email it to the Board for approval.

Concern was expressed that additional water calls on the reservoir due to the low snowpack might cause problems for the health of the reservoir and any fish added to the reservoir. David agreed to speak to his contact in Montrose. After discussion it was agreed David was authorized to spend up to \$1,200 from the Miscellaneous line item in the Budget to restock the reservoir with fish if his contact in Montrose recommended it for this year.

Rob said England Fence and Goldenrod Fencing out of Montrose did not recommend installing a lay down fence. After discussion it was agreed to have Davidson Wildlife repair the existing fence and not proceed at the present time with the Davidson Wildlife proposal for a lay down fence.

Rob said the owner of Lots 2 and 12, Filing 2 had a blocked culvert at his property and there was also a blocked culvert on the opposite side of the street which was causing flooding on Lots 2 and 12. Rob agreed to contact the County and respond to the owner once responsibility was established.

Rob said Lot 46, Filing 3 wanted to install a large solar panel array in the back yard. Rob explained Meridian Lake Meadows had been reviewing the request and had taken advice from two attorneys as the State regulations limited the ability of the HOA to prohibit or significantly reduce solar panels. Rob said Marcus Lock from Law of the Rockies was drafting the MLM response to the owner.

Beth left the meeting and it was agreed overflow parking would be discussed at the next meeting.

Rob said the annual meeting was scheduled for June 27, 2018 at 6 pm and it was agreed it was not necessary to have another Board meeting prior to the annual meeting.

The meeting adjourned at 12:13 pm.

Prepared by Rob Harper, Toad Property Management

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