

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, SEPTEMBER 19, 2017
11:00 A.M.**

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

Rob called the meeting to order at 11:05 am and confirmed there was a quorum.

Robin made a motion to approve the June 14, 2017 meeting minutes. Sherron seconded the motion and it was unanimously approved.

Sherron said at a June work session Jim Sargent had been suggested as a new board member. Sherron made a motion to appoint Jim Sargent to the open position on the Board. Robin seconded the motion and it was unanimously approved.

Sherron said fish stocking had also been suggested at the work session. Robin made a motion to stock the Meridian Lake Reservoir in Spring, 2018 with up to \$1,500 worth of fish and the following rules would apply:

MLPC Residents and accompanied guests only
Fishing License required
Artificial lures and flies only
Catch and Release

Sherron seconded the motion and Mark opposed. Mark explained he had been looking at the budget and if maintenance items continued to increase the association would not have sufficient funds. Rob explained fence maintenance was very high and a lot of sign repair and general clean-up had been necessary following snow damage during the winter. David said he had been in contact with the fish company and was waiting for the company to get back. After discussion Robin amended his motion to remove the figure of \$1,500 and stock the reservoir with fish once the fish company had confirmed the cost and amount of fish. Sherron seconded the amended motion and the amended motion was unanimously approved.

Robin said Davidson Wildlife were suggesting replacing the exterior fence with a lay-down fence as that would reduce the annual repair costs although there would be initial installation costs.

Prior to the meeting draft VRBO and short term rental policies had been prepared and distributed by Mark and Fred. Mark explained he had used a policy prepared by another association and adapted it slightly to attach a summary of the association governing documents. Mark explained he had tried to keep the document concise so owners would read and understand what they needed to comply with. Rob said the draft policy had fines and violations cumulative over a 24 month period as renters were usually there for a short period of time and had left prior to the policy being followed. Sherron said owners had caretakers stay at homes to look after pets or

family members as unaccompanied guests and those individuals were not renting and should be covered by the rental policy.

After a long discussion it was agreed a strong policy to control short term rentals should be in place and enforced when necessary so owners and renters were aware of the regulations. Fred stressed owners renting their house would be responsible for the behavior and action of the guests. Sherron said an occupancy restriction needed to be included and it was agreed 2.5 people per bedroom would be the formula used. Rob suggested using the County Assessor's website to confirm the number of bedrooms of each home.

Robin made a motion to move forward with the two short term rental policies with Fred gathering and incorporating responses. Beth seconded the motion. Fred asked that comments be incorporated into a new document and emailed separately. It was agreed comments should be sent to Fred by October 1, 2017 and the document posted on the website by November 1. In accordance with the Procedure for Adoption and Amendment of Policies owners needed to have 30 days to provide comment and feedback and it was agreed the October invoices would include an alert to the document being added to the website.

Rob gave an update on responses received to the recent Covenant violation letters. It was agreed the Board would walk around the subdivision and update the earlier violation list. Responses from the Board to owners would be a thank you for complying, an acknowledgement that progress had been made in rectifying the situation and the third option would be the commencement of fines for those who had not addressed the problem. After a long discussion Robin made a motion to adopt a fine schedule of \$50, \$250 for the second fine, \$500 for the third fine and then a per day rate of \$50. Beth seconded the motion and it was unanimously approved.

Robin said clean up and revegetation of the Open Space next to Lot 1, Filing 2 had not been completed although they had just commenced landscaping. Rob agreed to contact the owner.

The additional staircase at Lot 65, Filing 2 was approved. Rob said the major remodel at Lot 18, Filing 1 was underway and Kent Cowherd, Architect, would inspect at the end of the project. Beth said there needed to be a better way of keeping track of projects and Rob agreed to prepare a spreadsheet. Rob said MLM had approved plans for Lot 38, Filing 3 and those plans would be sent to the Board for review.

It was agreed the \$500 deposit would be refunded to Lot 6, Filing 1 as the garage was complete and the lot cleaned up.

Robin said Kurt Giesselman had been surprised that a dog poop station had been installed in the flower bed. It was agreed MLM or PPOA Presidents would be invited to attend meetings when topics concerning their subdivision would be on the agenda.

Robin agreed to draft a letter to the Forest Service regarding camping on Washington Gulch. It was agreed resent Forest Service changes were good but increased camping and large RVs continued to be a problem.

Robin made a motion, Sherron seconded the motion and the following appointments were unanimously approved:

President	Sherron Green
Vice President	Robin Smith
Secretary/Treasurer	Beth Hise

Architectural Control Committee

Robin Smith
Beth Hise
David Light

Rob said ownership of Lot 11, Filing 1 was being taken by the County for non-payment of taxes. Rob explained David Leinsdorf had said the association could not do anything and it was hoped that future owners would pay their dues.

Rob agreed to draft a letter to find out how many owners would be interested in having snow berms removed after the County performed the clean up between snow storms.

Sherron had drafted a request for contact information to be included in the October billing.

The next meeting was scheduled for November 30, 2017 at 11 am

The meeting adjourned at 1:56 pm.

Prepared by Rob Harper, Toad Property Management