

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
MONDAY, FEBRUARY 11, 2013  
7:00 P.M.**

Present: Bill Ronai  
JC Leacock  
Terry Tubb  
Beth Hise  
Bob Mothershead  
Angela Reeves, Toad Property Management, Inc.

1. **Establish Quorum and Approval of 11/15/12 Minutes.** Terry made a motion to approve the 11/15/12 minutes as distributed. Beth seconded the motion and it was unanimously approved. Angela said the following items had been approved by email since the 11/15/12 meeting:

- a. Small Claims Court action dropped against F2, L19 and F4, L17.2

After a short discussion it was agreed Angela would contact the owners of F4, L17.2 regarding the remaining balance on their account and also contact Water & San regarding the trailer parked on the W&S land. It was agreed we would refile in Small Claims Court if payment of the balance due was not forthcoming shortly.

**ACTION ITEM: Angela to contact F4, L17.2 owners and Water & San.**

2. **Election of Officers.** After a short discussion Bob made a motion to appoint the following officers. Bill seconded the motion and it was unanimously approved.

President	Bill Ronai
Vice President	Robin Smith
Secretary	JC Leacock
Treasurer	Bob Mothershead
ACC Chair	Bob Mothershead
ACC	Terry Tubb
ACC	Beth Hise

3. **Internet Colorado.** Jason Swenson of Internet Colorado joined the meeting to discuss options for improving internet service to Meridian Lake. Jason explained some owners in Meridian Lake who were in line of sight of Sunlight Ridge could already sign up for service. Jason said a new, faster service was available and he was looking at potential locations for towers and base stations which would provide high speed service to all homes in Meridian Lake and also provide television service to interested owners. Jason explained it would be a microwave service which would not necessitate a contract to use the existing CenturyLink DSL. Jason was confident owners would see a significant decrease in costs and a significant increase

in speed and reliability as each owner would have their own small satellite dish and not be part of a shared network. Jason agreed to work on a proposal to give guaranteed coverage to all homes in Meridian Lake and report back to the Board in 2 weeks.

4. **Architectural Control Committee Update.** Angela said there was nothing new to report.

5. **Finance Report.** Angela said income and expenses were generally in line with the budget. She said there were 6 owners in arrears and presently 41 owners repaying the bank loan for the Capital Improvement Project which had another 4 years to run.

Bill asked for a Bad Debt line item to be added to the Draft 2013/14 Budget which would bring the total operating expenses to \$60,483. Bob made a motion to approve the Draft 2013/14 budget with that amendment. JC seconded the motion and the 2013/14 Budget was unanimously approved.

Beth asked for further discussion regarding the tennis courts at the next meeting.

6. **Water Committee.** Bill said the Memorandum of Understanding was very close to approval. He said the revisions defined what was owned by MLPC, better defined used for the water running through the MLPC infrastructure and provided a better definition of the financial responsibility for the dam.

7. **Meridian Lake Meadows.** Angela said Lot 13, Filing 3 had been auctioned and there was one potential buyer. Angela explained additional freeze breaks had occurred in the house and the Bank had authorized repair prior to any sale.

Bill said Lot 41, F3 was under contract and due to close later this month.

8. **Pristine Point.** Bob said the barn on Lot 2 was now completed. Beth said the owner of Lot 18 was once again attempting to find investors interested in a time share proposal to build on the lot.

9. **Date of Next Meeting.** March 18, 2013 at 7:00 pm.

The meeting adjourned at 9:05 pm.

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Prepared by Angela H. Reeves