

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, AUGUST 13, 2013  
9:00 A.M.**

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

1. **Establish Quorum and Approval of 03/18/13 Minutes.** Terry made a motion to approve the 03/18/13 minutes as distributed. JC seconded the motion and it was unanimously approved.

2. **Approved by email since the 3/18/13 meeting:**

- a. Plans approved for Filing 1, Lot 6 rebuild
- b. Small Claims Court action Filing 4, Lot 17
- c. Repair of MLPC entry sign
- d. Repair of two tennis courts
- e. Refund Filing 3, Lot 51 clean up deposit
- f. Landscape plan for 81 Peanut Lane
- g. Replacement roof at Filing 1, Lot 1
- h. Remodel at 450 Meridian Lake
- i. Replacement roof at 135 Meridian Lake Drive

3. **Architectural Control Committee Update.** Angela said no new plans had been submitted and work was underway at Filing 1, Lot 6.

4. **Finance Report.** Angela said income and expenses were generally in line with the budget. Angela said legal action was progressing on two lots to collect delinquent dues, one through Small Claims Court and one in County Court. As a couple of owners had recently paid off their CIP loan it was unanimously agreed a \$5,000 principal payment would be made to the Capital Improvement loan.

5. **Water Committee.** Bill said Mt. CB Water & Sanitation had signed the First Amendment to the Memorandum of Agreement which included the changes MLPC had been requesting over the past few years. After a short discussion Terry made a motion that the First Amendment be signed by the President and the Secretary on behalf of the association. Sherron seconded the motion and it was unanimously approved. Bill said work on the reservoir and

spillway could not commence without State approval and it appeared unlikely work would commence before Fall 2014.

6. **Crested Butte Fire Protection District.** Bill explained the history behind the fire department request to increase water storage. He explained the work identified in the Stantec Feasibility Study would be extremely expensive but operational issues were of more concern. After discussion it was agreed the Design Guidelines would be amended to state all new construction or remodels enlarging a home by 50% would be required by the fire department to install a sprinkler system and a water storage tank in the home compliant with the current Fire Department regulations.

It was agreed David Leinsdorf would be consulted on whether we should advise the Fire Department of our change or not.

It was also agreed all owners would receive notification of the amendment.

**ACTION ITEM: Angela to contact David Leinsdorf. Gordon to amend the Design Guidelines. Angela to circulate information to all owners.**

7. **Covenant Violations.** Terry requested the Managers contact owners about covenant violations rather than a board member. After a short discussion it was agreed the policy and covenant violations would be amended to reflect the Managers would make contact.

**ACTION ITEM: Angela to revise covenant violation procedure.**

8. **Dogs.** Terry said the covenants required dogs to be on a leash and did not mention under voice command. Several options were discussed and Angela was asked to review County law, to review the possibility of roaming dogs being taken to PAWS, obtaining a legal opinion on legal obligation and enforcement from David Leinsdorf.

**ACTION ITEM: Angela to review dog regulations in County and legal opinion on various actions and liabilities.**

9. **Tennis Courts.** Bob said the tennis committee was gathering quotes for removing one tennis court completely, moving the fence and leave two playable courts and one court remaining for a future foundation for benches, playground. After discussion it was agreed costs and potential funding would be discussed at budget discussions in December or January.

10. **MLPC Reservoir.** Bob said he had obtained a quote of \$1,200 to \$1,500 for preparing a beach area next to the reservoir bench. It was agreed budget discussions would consider expenses for tennis courts, beach and fish stocking in December or January.

11. **Miscellaneous.** Gordon and Angela agreed to contact Internet Colorado regarding an update. Bill asked that Internet Colorado confirm how many homes were in line of sight of Sunlight Ridge as that would influence future decisions.

**ACTION ITEM: Gordon and Angela to contact Internet Colorado.**

Bill said he had received a complaint about vehicles speeding through Meridian Lake Park. Angela agreed to check with the County about additional speed signs.

**ACTION ITEM: Angela to contact the County.**

Angela said pulling Chamomile Daisies had started. Sherron said Ox-Eye Daisies were appearing in Meridian Lake Park in larger numbers and as Shasta Daisies looked similar Sherron suggested all white daisies be pulled. Angela said it would not be possible to deal with additional daisies this year but it could be included in future weed pulling programs.

Gordon agreed to remove and dispose of the black pipe from the edge of Washington Gulch Road.

**ACTION ITEM: Gordon to remove black pipe from Washington Gulch.**

12. **Pristine Point and Meridian Lake Meadows.** Angela said there were no additional items to report.

13. **Election of Officers.** After a short discussion the following officers were appointed:

President	Bill Ronai
Secretary/Treasurer	JC Leacock
Vice President	Sherron Green

Architectural Control Committee:

Bob Mothershead  
Terry Tubb  
Beth Hise

14. **Date of Next Meeting.** October 29, 2013 at 6:00 pm.

The meeting adjourned at 11:35 a.m.

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Prepared by Angela H. Reeves