

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
THURSDAY MARCH 9 2017 4:00 PM MST  
318 ELK AVENUE, SUITE 24  
CRESTED BUTTE, CO 81224**

**Present:** Sherron Green  
Robin Smith  
Bill Ronai  
Rob Harper, Toad Property Management, Inc.

**By Phone:** Mark Hartley  
Beth Hise  
David Light

Rob Harper called the meeting to order at 4:03 pm, confirming a quorum. With an amendment to specify the members of the ACC (Beth, Robin, David) Bill Ronai makes a motion to approve the minutes of the meeting held January 19, 2017, Robin Smith seconds, all in favor, minutes approved. Beth Hise reports that her water issues were remedied quickly, all good.

**Architectural/Construction Update:** It was suggested that color samples, materials and any necessary variances be submitted with plans along with all completed paperwork before the ACC will consider any new build. Discussion regarding an independent (professional) review of all new plans before the ACC sees them. Rob suggested Kent Cowherd, Architect and said an initial review, if necessary a second review, and a final review by Kent would cost \$700. Robin will review the current guidelines for remodels and the ACC will then suggest the wording for an amendment and vote at a future meeting. F2, Lot 20 is the only current new build and will not be subject to any new fee structure.

**Financial Report:** Money was moved to the reserve per Bill's suggestion. April will be the final billing for the special assessment, \$123.06 and then the bank will be paid off. Special Assessment Cash line item will be removed, and the \$200 management fee will no longer be owed. Usual suspects still behind in dues. Rob will put together a proposed 2017-18 Budget and send to all for review.

**County Roads:** Sherron Green will put together an alert to go out with April billing reminding all not to encroach in the right-of-way

**New Business:** Clarify Waste Management's schedule, Rob will summarize and send out with April billing. Discussion regarding the website; maybe publish the address on the billing. Annual meeting discussion, Angela will facilitate. Discussion on possible future Board members.

**Next Meeting Date:** Thursday 18 May 1pm MDT. Meeting adjourned at 5:32pm.

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Prepared by Rob Harper  
Toad Property Management, Inc

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