

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
MONDAY, MARCH 18, 2013
7:00 P.M.**

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

1. **Establish Quorum and Approval of 02/11/13 Minutes.** Terry made a motion to approve the 02/11/13 minutes as distributed. Beth seconded the motion and it was unanimously approved. Angela said payment had not been received from F4, L17.2 and it was agreed Angela would file documents in Small Claims Court.

ACTION ITEM: Angela to file in Small Claims Court for F4, L17.2 collection of dues and special assessment.

1. **Internet Colorado.** Jason Swenson of Internet Colorado joined the meeting to present the Internet Colorado preliminary proposal for installing a wireless network in all four filings of Meridian Lake. Jason explained his initial proposal required two 80 foot towers and one 40 foot tower. Gordon suggested a less obtrusive location for the 40 foot tower and it was agreed Gordon and Jason would meet on site once the snow had melted and Jason would then be able to finalize his proposal.

ACTION ITEM: Gordon to meet with Jason Swenson and walk possible sites for internet towers.

Jason said Planning Commission approval would be required for the towers and in addition to the installation costs there would be monthly charges for electricity to each of the towers and a maintenance agreement with Internet Colorado for future servicing of the equipment.

2. **Architectural Control Committee Update.** Angela said the ACC had been reviewing plans for Filing 1, Lot 6. She said the owners were requesting approval to demolish the old house and build a new house on the original foundation. Robin Smith explained the garage structure would remain in place and an additional floor would be added. He said the new square footage of both the house and the garage would total 3,424 s.f. Robin explained asbestos abatement was necessary on the existing house and he confirmed Green Robin Builders would be the contractor.

After a short discussion Robin agreed to obtain color samples for the exterior materials together with a sample of the exterior lighting. Once those items were received the ACC would

make their recommendation to the Board and the Board would review the plans prior to the next meeting.

3. **Finance Report.** Angela said income and expenses were generally in line with the budget. Outstanding dues and special assessments had recently been paid in full upon the sale of F2, Lot 4.

4. **Water Committee.** Bill said final wording of the Memorandum of Understanding had been agreed with Mt. Crested Butte Water & Sanitation and he was waiting for written confirmation of those changes.

5. **Tennis Courts.** Beth asked Gordon to obtain current bids for the removal of the tennis courts and options would be discussed at the next meeting.

ACTION ITEM: Gordon to obtain pricing to remove the tennis courts.

6. **Dogs.** Beth said her dog was recently attacked by another dog while walking in Meridian Lake Meadows. She explained she had reported the attack to the Mt. Crested Butte Police and the dog owner had been issued a summons to appear in court and was expected to receive a fine. Repeat violations would result in substantially increased fines. After a short discussion it was agreed a letter regarding the Mt. Crested Butte dog ordinance would be mailed to all owners with the annual meeting documents.

7. **Meridian Lake Meadows.** Angela said the potential buyer of Lot 13, Filing 3 wanted to lift the current deed restriction on the lot. She said there were differing opinions on what was involved and Angela explained Art Treize, an attorney in Gunnison, would be sending through a written legal opinion in the next few days. Upon receipt of the letter it would be passed to David Leinsdorf for review. Angela said it appeared a Covenant Amendment would be necessary to remove the deed restriction and suggested removing all four deed restrictions if the association decided to support the lifting of the deed restriction for Lot 13.

8. **Pristine Point.** Bob said there was nothing new to report.

9. **Date of Next Meeting.** May 13, 2013 at 7:00 pm.

The meeting adjourned at 9:30 pm.

Prepared by Angela H. Reeves