

**MERIDIAN LAKE PARK CORPORATION
MINUTES OF THE TWENTY-SEVENTH ANNUAL HOMEOWNERS'
ASSOCIATION MEETING
JULY 8, 2020 – 6:00 P.M.
VIA ZOOM**

The meeting was called to order at 6:03 p.m. and DJ Brown welcomed everybody to the meeting and explained how the Zoom meeting would work. Notice of the meeting was mailed to all owners on June 5th and again by email on June 24th and July 7th 2020. Scott Kelley said there were 90 owners participating in the meeting and there was a quorum.

Roger Woodward made a motion to approve the minutes of the July 10, 2020 annual meeting. Bill Ronai seconded the motion and it was unanimously approved.

DJ Brown introduced the Board members and Scott Kelley at Toad Property Management. DJ explained there had been changes to the Board during the year and there was one remaining vacancy for a one-year term. DJ said her President's Report had been circulated prior to the meeting and DJ gave a brief overview. DJ explained the Architectural Control Committee and the Board had been very active during the past year.

Robin Smith said he had joined the Water Committee and the Board and Robin thanked Chuck McGinnis for his service on the Water Committee. Robin explained Mt. Crested Butte Water & Sanitation had also formed a Committee to deal with MLPC matters and discussions between the two Committees were in the early stages. Robin encouraged interested owners to listen in to the meetings which were scheduled by the District and currently operated in a virtual format.

Scott Hamilton said the 2019/2020 fiscal year was very similar to the prior year and expenses exceeded income. The 2020/2021 Budget had been prepared to address the shortfalls and Chuck McGinnis, Fred Rock and Scott Kelley had put a lot of work into reviewing prior expenses and anticipating future expenses. Scott explained a dues increase had been necessary to address the increasing expenses. Scott said fence repair expenses fluctuated each year due to snow levels and how much damage occurred during the year. Scott explained legal expenses included some expenses for advice on water matters and architectural review questions.

Scott Kelley said the 2020/2021 Budget had been approved by the Board and the 2020/2021 Budget was ratified by a majority of owners participating in the meeting.

DJ Brown explained Robin Smith and Heather Thomson had joined the Board to fill two of the vacancies. Roger Woodward and DJ Brown were willing to continue on the Board for additional two year terms and there was one vacancy for a one year term. DJ Brown and Roger Woodward were elected to the Board for two year terms by a majority of owners participating in the meeting. Robin Smith and Heather Thomson were ratified for one year terms by a majority of owners participating in the meeting. Will Hamilton volunteered to join the Board for the remaining one year term on the Board and was approved by a majority of owners participating in the meeting.

DJ Brown said the Crested Butte Land Trust had acquired the Long Lake property on February 27, 2020 and the Land Trust continued to work through signage, parking, land management and trails master plan and would keep the Association updated. DJ encouraged owners to reach out to the Crested Butte Land Trust for information.

DJ explained fish stocking was not a line item on the Budget and this could be reviewed in the future. DJ said the County would continue to work on repair of guardrails, potholes and signage and the large mound of dirt on Washington Gulch would be moved when the County needed the dirt for another project. DJ explained a request had been made for more speed limit signs and the County had expressed a willingness to install new signs and additional signs but the signs would be a speed limit of 30 mph and the Board did not support the 5 mph speed increase.

DJ said the Board was working on technology improvements and hoped to have upgrades within the next six months to improve communication with owners.

Kurt Giesselman said the two cul-de-sacs, Stream View Lane and Creek Cove, were in poor condition and Kurt requested the cul-de-sacs be addressed with the County. Robin Smith said he would be researching responsibility and ownership of the cattle guards on Washington Gulch as a neighbor had recently been injured whilst riding his bike along Washington Gulch.

DJ Brown reminded owners of regulations for trailers and exterior lights. DJ encouraged owners to talk to their neighbors about issues and also to be sensitive of any impact actions might have on neighboring properties. Scott Kelley reminded owners to pick up after their dogs and make use of the poop stations.

DJ said access to the Snodgrass Trail was from Meridian Lake Meadows through the kissing gate and not from the end of the cul-de-sac. DJ explained the correct routes, including the Washington Gulch access, had signage. Bill Ronai requested owners not drop or damage the fence on his property (near the cul-de-sac) as that could result in cattle entering the subdivision.

Roger Woodward said Scott Winn and Heather Thomson had agreed to join the Architectural Control Committee consisting of Scott Hamilton and Roger Woodward. Roger thanked Chuck McGinnis for the significant amount of work he had put in on the Committee and the Board. Roger explained how to locate the Association governing documents on the website, www.toadpropertymanagement.com or www.meridianlakepark.org, and said the Architectural Control Committee had been very busy and the Design Guidelines gave very detailed information for new construction and remodels. Roger reminded owners MLPC was a Covenant controlled community and upon purchase of a lot an owner was accepting the governing documents. DJ Brown explained the process to amend the Design Guidelines and the opportunity owners had to comment on the proposed changes and clarifications. Roger explained homes could be 30 feet in height or go to a maximum of 35 feet if a variance was obtained from the ACC/Board.

DJ Brown asked owners to update their email address by either calling the Toad office, emailing Toad or making the changes on the AppFolio software used by Toad.

Scott Kelley said a weed flyer had been circulated to owners via email to help identify noxious weeds. Scott explained a supply of Milestone was available from the Toad office and owners could pick up a spray bottle from the office or one would be delivered to the owner. Scott reminded owners to return the spray bottle to Toad as soon as spraying was finished so the bottle could be passed onto another owner.

Sam Nay asked the Board to consider forming a fishing club available to some owners so the reservoir could be utilized and enjoyed by those who wanted to fish. Kurt Giesselman said restricting use of the lake to some owners would not be permitted and a solution needed to be a benefit to the entire community and options proposed to restore the reservoir when the reservoir was drained did not receive financial support. Sam suggested some improvements that could be made to the reservoir and the Board said they would continue to research options, funding and welcomed options and suggestions from owners. Sam agreed to attend a Board meeting in August to discuss further as several owners expressed interest in being involved in the fish stocking process.

Robin Smith made a motion to adjourn the meeting at 7:40 pm. DJ Brown seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management

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