

**MERIDIAN LAKE PARK CORPORATION
MINUTES OF THE TWENTY-SIXTH ANNUAL HOMEOWNERS'
ASSOCIATION MEETING
JULY 10, 2019 – 6:00 P.M.
QUEEN OF ALL SAINTS 401 SOPRIS AVENUE,
CRESTED BUTTE, COLORADO 81224**

The meeting was called to order at 6:12 p.m. and Rob Harper confirmed notice of the meeting had been mailed on May 29, 2019 and said there was a quorum. DJ Brown, as President of the Association, thanked everyone for attending and asked the Board members at the meeting to introduce themselves – Fred Rock, Chuck McGinnis, Beth Hise and Roger Woodward

Barb Myers made a motion to approve the minutes of the June 27, 2018 annual meeting. Sam Ganz seconded the motion and the motion was unanimously approved.

Reports

DJ Brown said a Presidents Report had been submitted with the notice of the annual meeting and said some items would also be discussed as separate agenda items. DJ explained a Water Sub-Committee had recently been formed and encouraged interested owners to join the sub-Committee and additional Sub-Committees would be formed in the future as required. DJ said Beth Appleton, Attorney, had been hired to provide legal counsel for the Association and the Land Trust would give an update on the acquisition of the Long Lake parcel.

DJ Brown said Sherron Green had to step down from the Board due to personal reasons and DJ thanked Sherron for her service and assistance to the community. DJ also thanked Toad Property Management for their work on behalf of the Association.

Covenant Amendment Discussion

Roger Woodward said following the 2018 annual meeting the Board had been reviewing the existing Covenants and the enforcement of the Covenants and the Board recently reached out to owners to get an understanding of how important a Covenant amendment was to owners. Roger explained the legal process to amend the Covenants and said responses from owners indicated there was not sufficient support from owners at the present time to continue with an amendment to the Covenants. Roger reminded owners of the need to follow the existing Covenants and to submit requests and a plan to the Board if an owner wanted to shield restricted items from view. Roger said the Board was trying to communicate with owners in a neighborly manner and would continue to make periodic inspections of the neighborhood and attempt to balance expectations of owners. After a lengthy discussion Roger confirmed an amendment of the Covenants would not be pursued at this time but might be discussed again in the future.

Financial Report

Jim Ruthven, of Toad Property Management, explained the financial year for Meridian Lake Park was April – March and said the 2019/20 Budget followed the line items of the 2018/19 Budget very closely with dues remaining the same. Jim said the Association currently had approximately \$16,000 in the Operating Account, \$21,500 in the General Reserve Account and \$15,000 in the Capital Reserve Account.

Sam Nay made a motion to approve the 2019/20 Budget. Joe Hise seconded the motion and it was unanimously approved.

Election of Managers

Rob Harper said Beth Hise, Fred Rock, Scott Winn, Scott Hamilton and Chuck McGinnis had volunteered for the five seats on the Board and no additional names were put forward. Sam Ganz made a motion to elect Beth Hise, Fred Rock, Scott Winn, Scott Hamilton and Chuck McGinnis to the Board. Sam Nay seconded the motion and the motion was approved by a majority.

Unfinished/Old Business

DJ Brown introduced Noel Durant of the Crested Butte Land Trust to discuss the October 1, 2019 acquisition of the Long Lake parcel of land and any potential impact on MLPC residents. DJ explained the MLPC Board would be working with the Land Trust in the future to manage additional foot traffic, parking and signage. Noel said the Land Trust had entered into a contract to acquire the 120 acre parcel from the Forest Service and a land swap would be part of the acquisition process. Noel explained an additional \$450,000 was required to complete the acquisition and title matters, such as easements and water rights, were being finalized. Noel said signage would be essential to guide public access to the lake and the Land Trust was also talking to the Allen Family to adequately divide future long-term access to the lake between the two trailheads. Noel explained 2020 would be a planning period and would involve working closely with the MLPC Board to address issues such as parking and improvements.

Owners expressed concern about the limited parking at the two trailheads and Noel confirmed there would not be vehicular access to the lake and after monitoring patterns of use the Land Trust would be preparing a detailed Land Management Plan. Noel confirmed the access through the Allen Family land was not permanently protected and irresponsible use of the land would reduce the chance of entering into any easement in the future. Noel confirmed restrooms were critical within the area and bus service was also a goal. Noel encouraged owners to contact the Land Trust with any questions.

DJ Brown explained the Board had tabled the conversation about restocking the reservoir with fish as it would be necessary at this time to set up fish feeders as the reservoir could not support the fish. Several owners expressed the desire to stock the reservoir with fish and DJ said the Board would revisit the matter.

DJ Brown said the Board had reached out to the County but they had not received any update on road maintenance on Washington Gulch Road.

Rob Harper explained Milestone, for thistles and daisies, was once again available at the Toad office for owners who wanted to spray weeds on their lots. It was agreed good progress was being made on dealing with the weeds but Milestone would not work on Toadflax and those weeds needed to be pulled.

DJ Brown reminded owners to drive carefully and slowly through the neighborhood and DJ said additional speed limit signs had been requested and the police were making more patrols of the neighborhood. Owners made requests for the dirt pile on Washington Gulch to be moved, a mail

box to be added for outgoing mail and something to make it safer for pedestrians to walk along Washington Gulch.

DJ Brown reminded owners wildlife had been reported in the neighborhood and reminded owners to only put trash cans out by the street on trash day. DJ also reminded owners to keep dogs on a leash when they were off the owner's lot.

Chuck McGinnis explained a MLPC Water Sub-Committee had been formed to understand the future of the water system and work with the Mt. Crested Butte Water District on any future changes. Chuck said \$5,000 had been approved as a retainer for the MLPC Water Attorney to assist the Sub-Committee and Chuck said Beth Hise was also on the Sub-Committee and encouraged additional owners to join. Chuck confirmed MLPC had sufficient water for full build-out in MLPC as the two water sources were separate from the water storage areas relied upon to provide water to Mt. Crested Butte residents. Brian Brown, as an owner and Chair of the Mt. Crested Butte Water District, said the District had hired an accounting firm to review funding for future improvements throughout the entire District as well as reviewing existing long-term loans between the District and MLPC for improvements to the MLPC water system. Brian explained engineers were in the initial stages of reviewing solutions to move water from Long Lake to Mt. Crested Butte and the process of review would take several years.

Sam Ganz made a motion to adjourn the meeting at 8:18 pm. Sam Nay seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management