

**MERIDIAN LAKE PARK CORPORATION
MINUTES OF THE TWENTY-EIGHTH ANNUAL HOMEOWNERS'
ASSOCIATION MEETING
JULY 14, 2021 – 6:00 P.M.
VIA ZOOM**

The meeting was called to order at 6:15 p.m. and DJ Brown welcomed everybody to the meeting. Notice of the meeting was mailed to all owners on June 7, 2021. Jordan Brandenburg said there was not a quorum.

A motion was made to approve the minutes of the July 8, 2020 annual meeting. The motion received a second and it was unanimously approved.

Robin Smith gave a brief update on recent discussions with Mt. Crested Butte Water & Sanitation District. Robin said a letter would be going out to the District and all MLPC owners by email and regular mail outlining the Board's position and proposing steps going forward. Robin encouraged owners to go to the Mt. Crested Butte Water & Sanitation District website and click on the Meridian Lake Park tab to obtain a full update. Robin said the Board would continue striving for a positive conclusion to the issue which would benefit everyone.

Heather Thomson said the Crested Butte Land Trust had formed a stake holders committee and Robin Smith and Heather had attended the meetings on behalf of the association. The purpose of the committee was to discuss future plans for Long Lake and some progress had already been made on some matters. New signage was in place for private property. Heather explained there was not a loop trail and the rope swings had been removed to encourage people to stay on the eastern side of the lake and not trespass on private property. A port-a-potty had been set up by the trailhead and there were plans to add boulders at the parking lot to prevent vehicles being parked all over the private property. Trails would be consolidated and clearly marked in an attempt to prevent trespassing and efforts would be made to educate people so everyone could enjoy Long Lake. Owners were welcome to join Friends of Long Lake. Heather also encouraged owners to reach out with Long Lake questions or concerns. The Crested Butte Land Trust would issue updates in the future.

Rob Harper said the 2021/2022 Budget had been approved by the Board. Jordan Brandenburg said legal expenses had been over budget and legal expenses had been increased in the current budget. Jared Brin, owner of F2 L17 explained he had been involved in a legal dispute with the Association and Jared encouraged owners to reach out to him so he could explain his concerns about the Board's actions and also the actions of the Association's legal counsel.

No election would be held as there was not a quorum. Current Board members running for re-election would continue on the Board for another year and DJ Brown encouraged interested owners to reach out to the Board or Toad if they would like to volunteer for the vacant seats on the Board or to join one of the committees.

DJ Brown reminded owners that dogs should be on a leash when walking through the neighborhood. DJ asked owners to be aware of light pollution and to make renters/guests aware of the need to turn off lights when not required. DJ said a useful resource was International Dark Sky Association (darksky.org) which had lots of helpful tips.

DJ reminded owners of the Non Owner Occupancy form on the Toad website and encouraged owners to complete the form if short term renting and return the form to Toad. DJ said Pristine Point and Meridian Lake Meadows had different short term rental policies and owners should make themselves familiar with those. Owners needed to make renters aware of trash and recycling collections and only put containers out on the day of pick up. Jordan Brandenburg said it had been necessary for Toad to haul trash away during the holidays when trash cans were left out at the wrong time.

Jim Sargent thanked the Board for their service and time. Jim asked if information could be provided on the number of homes being short term rented and asked the Board to form a committee to monitor and regulate short term rentals. Jim Sargent and Eric Marye volunteered to join the committee. DJ Brown encouraged owners to contact Toad or the Board if they wanted to join the committee. Concern was expressed about the impact short term rentals had on the community as well as an impact on the infrastructure.

DJ Brown said trailers could not be stored on the property. A policy was in place to permit owners bringing trailers into the neighborhood for short periods of time.

Scott Winn said a pot luck would be scheduled in early August and owners would receive further information via email. Scott explained Jill Galvin had volunteered to coordinate a community contact list and more information would be available.

Neil Watko expressed concern about the limitations of the CenturyLink internet connection. Brian Brown explained options with some local companies providing satellite internet service and said he would be installing StarLink satellite based internet and Rob Harper said an owner in Trappers Crossing had recently installed StarLink and was extremely satisfied. Robin Smith said internet upgrades had been researched several years ago and the cost had been very high to install towers and make upgrades.

Rob Harper, Toad Property Management, thanked the Board for their hard work.

Neil Watko expressed concern about the inconvenience of collecting mail and packages from Crested Butte and asked if there could be a mailbox station installed. Rob Harper said the post office was stretched at the present time and had not reacted positively to requests by other associations in the valley.

Owners interested in spraying chamomile daisies and thistle with Milestone should contact Toad Property Management. A small supply of Milestone would be mixed and available free of charge for any owners interested in spraying weeds. Daisies and thistle needed to be pulled if a herbicide was not used.

DJ Brown made a motion to adjourn the meeting at 7:15 pm. Wil Hamilton seconded the motion and it was unanimously approved.