

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, OCTOBER 18, 2022
4:00 P.M.**

Present by Zoom:

Scott Winn
Dustin Gaspari
Hilary Kunz
William Hamilton
Allie Cote
Joe Robinson, Toad Property Management

The meeting was called to order at 4:04 p.m. and quorum was declared.

Will made a motion to approve the minutes of the September 27, 2022 meeting. Allie seconded the motion and it was unanimously approved.

Dustin said Beth Hise was reviewing and revising the Design & Construction Checklist and the entire document for the Design & Construction Guidelines would be shared with Beth Appleton for review. Joe agreed to share the Google document with Beth Appleton and ask for feedback within two weeks.

Joe said he had done some research on the amounts charged by other Associations in the valley for construction deposits. Joe explained some associations were similar to the existing range of MLPC deposits and the largest construction deposit was approximately \$25,000 at Buckhorn.

Scott asked that the Design & Construction Guidelines be ready for approval at the November Board meeting.

Scott explained the owner directory was functional and available for interested owners. Scott explained Jill was willing to make changes and updates to the directory.

Scott said he had spoken to Kurt Giesselman and Kurt had confirmed a proposal had been submitted to the Mt. Crested Butte Water & Sanitation District and it was now up to the District to respond and move things forward. It was agreed MLPC would continue to follow up as necessary to keep things moving forward.

Will said the owners of Lots 11 and 12, Filing 1, had been in contact with each other and discussed an easement between the two lots which would allow the new construction on Lot 11 to have a driveway off Meridian Lake Drive. The change would reduce water mitigation issues during construction and in the future on the lot. Changes to the house plans would be necessary if the easement was approved. Will said he would report back to the Board once the discussion progressed and a proposal was submitted. Utility easements and setbacks would need to be considered in accordance with the Construction & Design Guidelines.

Joe said complaints had been received about the Bobcat and van parked on a lot and not stored in an approved enclosed structure. Will said he would follow up with the owner.

Joe confirmed the original 2019 submission documents for construction on the Brin property had been requested by the owners and those documents had been sent to them. Allie said she had spoken with the owners to stress the need to submit a complete submission for the review process to start. Dustin asked whether a licensed architect would customarily prepare comprehensive plans and related attachments related to new construction in Meridian Lake. Dustin asked if the Brin's had engaged the services of a licensed architect to

assist with their plans/submissions to the HOA. Allie said that she did not know whether the Brin's were using an architect.

Prior to the meeting, Robin Smith had sent an email to some of the Board members regarding the easement to the Snodgrass Trail as a handwritten closed sign had been temporarily placed at the beginning of the trail. Scott said Dave Ochs of the mountain bike association, CBMBA, had also telephoned him regarding the access to the Snodgrass Trail. Scott explained Dave Ochs had followed up with a detailed email and map with a proposal for the potential re-routing of the Snodgrass Trail which would keep the trail within Forest Service land and not enter onto or through private property owned by the Allen Family. Scott suggested that it may be advisable for MLPC owners who wish to protect access to the Snodgrass Trail system to write letters of support to the Forest Service encouraging a dialogue regarding protecting access. Scott explained the Allen Family leased Forest Service land for ranching and the Allen Family, in accordance with the lease, thought they had the right to prohibit access at certain times of the year. Neither Scott, nor any of the board members, knew whether this was true. Scott said he would share the Dave Ochs email with the Board and it was agreed to share information with all owners so more people could share their own views with the Forest Service. Joe said the Meridian Lake Meadows (MLM) Board had also been discussing the matter and MLM wanted to view a copy of the lease between the Allen Family and the Forest Service.

Concern had been expressed about rocks/trash on a road in front of a David Gross construction project. The rocks had been moved and the owner would contact Toad if problems continued at the construction site.

Scott said an architect had asked if the Board would consider a 3:12 roof pitch on a Swiss Chalet style house design instead of the 4:12 roof pitch outlined in the Guidelines. It was generally agreed the house as depicted was an attractive design and the Board would likely grant a variance for a 3:12 pitch, subject to submission & review of Final Plans in accordance with the Design & Construction Guidelines. Scott said he would report back to the architect in anticipation that a complete set of plans would be submitted in the future.

Dustin said the Schaffer house on Washington Gulch Road had sold in foreclosure for \$700,000.

No STR-related complaints were received since the last Board meeting.

At 5:22 pm Allie made a motion to adjourn the meeting. Will seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management