

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, NOVEMBER 15, 2022
3:00 P.M.**

Present by Zoom:

Scott Winn
Dustin Gaspari
Hilary Kunz
Sherri Twilleger
Beth Hise
William Hamilton
Allie Cote
Kurt Giesselman
Joe Robinson, Toad Property Management

The meeting was called to order at 3:12 p.m. and quorum was declared.

Dustin made a motion to approve the minutes of the October 18, 2022 meeting. Hilary seconded the motion and it was approved by a majority.

Prior to the meeting Scott shared an email about Mt. Crested Butte Water & Sanitation District (“District”). Kurt Giesselman explained some of the history of working with the District for water and sanitation needs. Kurt said he had stepped in to help with recent negotiations with the District. After multiple discussions with Marcus Lock, Brian Brown and others interested in the MLPC/District relationship an agreement had been drafted. Kurt said he felt the termination agreement was fair and the District had requested a copy of the agreement for a vote by their Board members. Kurt explained the agreement stated MLPC would become a normal rate payer within the District subject to the current surcharge continuing for an additional 6 years. As part of the draft proposal, certain clean water infrastructure currently owned by MLPC or related entities would be conveyed to the District, including without limitation access to 19 acre feet of water currently owned/controlled by MLPC in Meridian Reservoir 1.

Kurt explained the District, under State law, had the legal obligation to always provide clean drinking water to residents within the District. Kurt said one of the goals of the termination agreement is for MLPC and its residents to join the District and thus be treated consistently as existing District residents, while mitigating the potential financial burdens of maintaining and/or replacing related infrastructure while leveraging the experience of the District and its staff in managing such assets.

Kurt said some owners had expressed concern that the District would have the ability to build anything they wanted on the land as well as using the current infrastructure to supply water and sanitation services outside of MLPC. Kurt explained a “friendly nation” clause would be proposed to encourage MLP and the District to collaborate in good faith on potential development needs impacting to-be-conveyed land assets. Kurt explained the District proposed that Meridian Reservoir 1 be open to the public. Kurt confirmed that access to the reservoir is currently restricted to MLP residents. Further negotiations / clarification regarding access rights were expected as part of the draft proposal.

Kurt explained the land assets referenced above are currently owned by Meridian Lake Meadows or Pristine Point and separate agreements would need to be drafted to transfer the such assets to the District. Another agreement would be necessary to deal with access to the water tank which was located on private land owned by Bill Ronai. It was understood that Bill was willing to grant an access easement to facilitate an agreement.

The Board & Kurt discussed the various water rights / calls of the District visa via those currently controlled by MLPC and the District's additional water rights such as those to water in the Jaklich Ditch.

Dustin commented on the application of language in paragraph 4 of the agreement with respect to the exclusivity of recreational access to the reservoir. Kurt said he would review that section.

Kurt explained the next step would be to send the draft termination agreement and cover letter to the District and Marcus Lock. Scott suggested the Board review the documents and contact Kurt with questions prior to the agreement being sent to the District for their review.

Kurt was thanked for his help.

Joe said Beth Appleton had completed her review of the Design & Construction Guidelines and sent a redline version to the Board for review. Beth Hise had concerns regarding Section 2.1 and the use of a designer instead of a Colorado licensed architect or engineer. It was generally agreed the intent was to match the Gunnison County Building Department regulations which required plans to be signed off by a Colorado licensed architect or engineer. Beth also asked for additional language to be added to Section 2.4.2 to explain why it was necessary for construction plans to be submitted no later than 15 days prior to the next Board meeting.

It was agreed the Board would continue to review the Design & Construction Guidelines and provide comments by email. The amended document would be reviewed again at the next Board meeting, and if approved by the Board, the document would be made available to all owners for a 30-day comment period.

Will said some signage throughout MLPC still required attention and Joe and Will agreed to discuss and Toad would perform the work. Joe said the signposts had been stained.

Sherry said four Aspen trees had been damaged by Beavers. Joe said Pristine Point had discussed the issue and the Pristine Point Board would be considering different options to control the Beavers and preserve trees.

Scott Winn left the meeting.

Will said he did not have any update on a potential easement between Lots 11 and 12, Filing 1.

Joe explained 39 East Lane (Brin) had submitted revised plans and those plans had been reviewed by Kent Cowherd, Architect, on behalf of the Association. It did not appear that the location of the house on the lot had changed from prior submissions. It was generally agreed there might be a benefit having the two architects talk about the house location as a way to move forward. A long discussion followed about balancing the needs of various stakeholders specific to the impact of New Construction on existing view corridors of adjacent lots/residents. . The Board acknowledged that striking a balance would become increasingly challenging as MLPC approached full development. . After a long discussion, it was agreed Allie would reach out to the Brins to further discuss the location of the house, view corridor clarification and the potential for the Brins' and MLPC's architects to collaborate directly with respect to a consensus. Allie said she would report back to the Board.

Joe said a date for the December meeting would be determined by email.

At 4:57 p.m. Allie made a motion to adjourn the meeting. Dustin seconded the motion and it was unanimously approved.

DRAFT