

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, DECEMBER 20, 2022
4:00 P.M.**

Present by Zoom:

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

The meeting was called to order at 4:05 p.m. and quorum was declared.

Will made a motion to approve the minutes of the November 15, 2022 meeting as amended via email. Sherri seconded the motion and it was approved by a majority.

Beth Appleton, legal counsel, had reviewed the amendments to the Design & Construction Guidelines including the revisions to the deposit levels. Scott said the review time for construction plans was outlined in the Covenants (Section 8.5) and not something that could be easily amended. Beth Hise made a motion to approve the amendments proposed for the Design & Construction Guidelines and make the amendments available on the website for a 30-day owner comment period. Scott seconded the motion and it was unanimously approved. Joe confirmed the Guidelines would be loaded on the website for review by owners. Scott agreed to draft a message to go to all owners. Dustin was thanked for his work on the amended document.

Joe confirmed Mt. Crested Butte Water & Sanitation District ("District") had responded to the Board and Marcus Lock was working on some amendments to the agreement. Once the amendments were received Joe would share the document with the Board.

Beth said the entry sign to Meridian Lake Meadows looked good. Joe said some work was required to bring the lighting up to code and finding a contractor was difficult. Will said some street signs required attention and Joe said the work would be performed in the Spring.

There was no update on the access to the Snodgrass Trail and National Forest land. The National Forest District office in Delta had requested that the Regional Manager respond to concerns but at the present time contact had not been made. Possible locations for trails and the lease agreements between the Allens and the National Forest would continue to be researched and discussed.

Will made a motion to approve the garage color and modification for 39 Meridian Lake Drive. Beth seconded the motion and it was unanimously approved.

Beth made a motion to approve the design plans for 555 Meadow Drive (Lot 48 in Meridian Lake Meadows). Sherri seconded the motion and it was unanimously approved.

The next meeting was scheduled for January 17, 2023.

Beth said Chuck McGinnis had questioned the regulations for integrated secondary residences as the structure on Lot 29 in Meridian Lake Meadows did not appear to be attached. The approval (April 2022) was reviewed

and the accessory building was shown as a detached caretaker residence without a garage space for that structure. Joe agreed to research the files for the architect's review (April 5, 2022) of the plans and circulate the information to the Board.

Scott left the meeting.

Allie said the lot owner, 39 East Lane (Brin), had submitted photographs for a viewshed analysis which had been prepared by the owner and not an independent third party. Allie said the proposed location of the house was similar to the 2020 plans submitted. It was agreed to review the original plans and the 2020 plans to identify any changes. Beth said Ben White, Architect, had expressed a willingness to perform a viewshed analysis. Allie confirmed an engineer had stamped the current set of plans. Joe said the owner had sent an email on December 19th requesting a substantial good faith effort by the Board in the review of the plans within the 45 day review period. After a long discussion it was generally agreed maintaining all viewsheds for every lot might not be possible as the area became closer to full build out. Joe agreed to contact Ben White to find out when Ben could perform a viewshed analysis and to circulate to the Board the various submissions of plans and prepare a timeframe of contact with the owner. Beth and Allie agreed to draft a letter (on MLPC letterhead) to the owner. It was generally agreed the location of the house in the most recent plans would be acceptable if the independent viewshed analysis matched the photographs submitted by the owner. Attempts would be made to provide the owner with a letter in the next week and request Ben White make the viewshed analysis as quickly as possible.

At 5:53 pm Sherri made a motion to adjourn the meeting. Hilary seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management