

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, FEBRUARY 21, 2023  
4:00 P.M.**

Present by Zoom:

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

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

Sherri made a motion to approve the minutes of the January 17, 2023 meeting. Wil seconded the motion and it was approved by a majority.

Joe said the Design & Construction Guidelines had been displayed on the website for the past couple of months. Two owners had provided comments and Joe shared those comments with the Board. Dustin said he would continue to review the comments provided by owners and circulate proposed amendments to the Board. After changes were made the Guidelines would once again be displayed on the website through March 20<sup>th</sup>. It was generally agreed the proposed level of security deposit for construction was acceptable as written and having the entire Board as the Architectural Control Committee was in accordance with the Covenants. Beth and Dustin agreed to talk offline about the changes and get amendments to the Board as promptly as possible. Joe said he had emailed the two owners to acknowledge receipt of their comments.

Dustin said Beth Appleton had been asked to review the proposed Settlement Agreement with Mt. Crested Butte Water & Sanitation District. Dustin explained Beth Appleton and Marcus Lock, legal counsel for the Water District, had been in communication and a few modest changes had been suggested for the Agreement. Dustin said the changes were in accordance with the Association's governing documents and Colorado Common Interest Ownership Act (CCIOA) and did not materially change the content of the Agreement. Dustin said Beth Appleton confirmed the MLPC Board could approve and sign the Agreement but the Meridian Lake Meadows Association would require at least 67% approval of owners to convey ownership of land to the Water District. Joe said Meridian Lake Meadows had started to gather responses to convey the land.

Dustin explained owners within MLPC would be charged the current surcharge for an additional six years with that surcharge stopping on December 31, 2028. Dustin said the new Agreement would remove ambiguity about water use from Meridian Lake Reservoir in the future. Scott said Mt. Crested Butte Water & Sanitation District would need to vote on the changes to the Agreement.

Scott said the two attorneys felt the agreement was a good compromise between the two groups. Dustin made a motion to approve the changes to the Agreement and Beth Appleton and Marcus Lock would coordinate the presentation of those changes to the Mt. Crested Butte Water & Sanitation District Board. Beth seconded the motion and it was unanimously approved.

Dustin was thanked for his work on the Agreement and it was agreed the changes were necessary. Dustin agreed to ask if interested Board members could attend the Water District discussions.

Prior to the meeting Joe circulated a financial report for review. Joe explained \$6,300 had been collected towards fish stocking and there was a net income of \$7,000. Joe said \$260, 6 months of past dues, had been collected during the foreclosure of Lot 17B, Filing 4, which was the maximum permitted by the super lien and contact had been made with the new owner. Approximately \$5,400 would be written off as no further attempts could be made to recover that money. Joe said he had reached out to all the delinquent owners and expected funds to be received soon. Joe explained late fees and penalties had been added in accordance with the governing documents and State regulations.

Joe explained the new owner of Lot 17B, Filing 4, was working with the County regarding the Deed Restriction and Joe said he did not have any additional information.

No complaints had been received on short term rentals. Sherri said her rentals had been lower than prior seasons. Joe said 69 Peeler had registered for short term rentals. 84 Slate Lane had been advertising short term rentals and Sherri agreed to reach out to those owners. Hilary suggested allocating a registration code to houses advertising short term rentals so it would be easy to identify registered owners on the rental websites. Dustin explained the short-term rental lists from the Town of Mt. Crested Butte were regularly reviewed and Sherri suggested sharing that list with all Board members.

Joe confirmed some street signs and posts would require attention when the weather permitted.

It was generally agreed the 2022 social event had been good and another event would be held in 2023. The annual meeting was scheduled for Tuesday, June 27, 2023 at 5 pm (MT). The social event was scheduled for Thursday, August 3, 2023 and Joe agreed to check if the venue was available. Scott suggested name tags for those attending and holding a raffle. It was agreed to discuss the details of the social event at future meetings.

Joe said the Meridian Lake Meadows board would be reviewing preliminary plans for a structure at 389 Meadow Drive (Lot 56, Filing 3) and then the plans would be passed to MLPC.

Joe explained a site line view analysis would be performed by Jim Jose for lot 17 (39 East Lane) but no date had been set for project initiation or completion.

Scott said house plans for 449 Meridian Lake Dr. would be submitted for review in the near future. Scott explained he had been in contact with the owner and the architect.

Joe said the regulations for Meridian Lake Meadows permitted a detached accessory dwelling unit (caretaker residence). Joe explained Meridian Lake Meadows had legal counsel reviewing the MLM guidelines to add language surrounding caretaker residences in conjunction with MLM Covenants.

The next meeting was scheduled for Tuesday, March 21, 2023.

Hilary made a motion to adjourn the meeting at 5:39 pm. Sherri seconded the motion and it was unanimously approved.