

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

Present by Zoom:

Scott Winn
Dustin Gaspari
Beth Hise
Hilary Kunz
Sherri Twilleger
William Hamilton (for part of the meeting)
Joe Robinson, Toad Property Management

The meeting was called to order at 4:05 p.m. and quorum was declared. Joe said Allie had sent her proxy to Dustin if it was required during the meeting.

Beth made a motion to approve the minutes of the February 21, 2023 meeting. Hilary seconded the motion and it was unanimously approved.

Joe explained the amended Design & Construction Guidelines had been posted on the website for 30 days and no comments had been received from owners. Dustin made a motion to approve the Design & Construction Guidelines as updated. Beth seconded the motion and it was unanimously approved. Dustin was thanked for his work on the Guidelines.

Joe said Mt. Crested Butte Water & Sanitation District had approved the amended agreement subject to the MLPC surcharge remaining in place for six years from the date of acceptance of the agreement instead of the earlier date of December 31, 2028. It was generally agreed that small change was acceptable and the Board would approve and then sign the agreement. Dustin made a motion to accept the Mt. Crested Butte Water & Sanitation District agreement as amended. Sherri seconded the motion and it was unanimously approved. Scott said he would update Marcus Lock and Scott would be available to sign the document if the District wanted the document signed at one of their meetings.

Joe explained a proposal had been received from Inside HOA and Joe agreed to circulate that proposal to the Board. Scott said Inside HOA was a startup in Crested Butte. Scott explained it was a good online communication service although expensive. Joe said Buckhorn HOA had signed up with Inside HOA and was the first association in the area. Scott said the search features provided by the software might be useful and fast. Joe explained the cost for MLPC was \$750 per month for the first two years and then changing over to the platinum service at \$1,500 per month. Joe confirmed Inside HOA would be willing to provide a demonstration to the Board. Communications for short term rentals or design review would be recorded by the online format and individual properties could be easily identified. Joe agreed to reach out to Inside HOA and invite them to the April 18th Board meeting to provide a demonstration.

Joe said he had spoken with the County several times during the winter about snow removal. Joe explained the County started plowing at 5 or 6 am and the County did not have the manpower to return again later in the day when it had snowed throughout the day. Berms continued to be a concern for many owners. Scott said in his opinion snow removal by the County had been better than prior years and owners had to be prepared to deal with berms either by clearing the berm themselves or having a contractor perform the work. Scott said one owner was requesting roads to be completely clear of snow at all times and it was generally agreed that would not be possible and the Association taking over snow removal from the County was not an option. Joe said

Alpine Landscapes had multiple contracts for driveway snow removal and Beth suggested having a company pass through the community and clear berms at the expense of the HOA.

Joe explained house plans prepared by Jim Barney, Architect, for 446 Meridian Lake Drive (Lot 54, Filing 2) were currently with Kent Cowherd, Architect, for review. Once Kent completed his review the plans, together with Kent's comments, would be circulated to the Board. Hilary said the driveway was along the lot line and a variance might be necessary or the paving of the driveway might be in a utility easement. Joe agreed to ask Kent to review and comment on the location of the driveway. Joe confirmed response to the owner/architect needed to be made within 15 days of submission.

Dustin expressed concern about always meeting plan review deadlines, especially during the summer and shorter review periods. Dustin suggested denying plans subject to additional review so owners/architects at least received a reply in a timely manner and review of the plans could continue. Joe agreed to draft a simple letter denying plans and explaining the need for additional time to complete a review.

Joe said preliminary plans had been submitted for 389 Meadow Drive, Lot 56, Filing 3, to the Meridian Lake Meadows Board for preliminary review and comment. Concern had been expressed by the MLM Board regarding the height of the caretaker unit. Kent Cowherd, Architect, would review the preliminary plans and might provide additional comments. Joe explained the caretaker apartment was a separate structure and not an "integrated secondary residence" as outlined in the MLPC governing documents. Joe explained Beth Appleton, legal counsel, had confirmed the MLM Covenant, which did not reference attached or detached caretaker apartments, was stronger than the wording in the MLPC Design Guidelines. Denying the caretaker apartment could be based on view corridors or other impacts but not the requirement for the additional residence to be attached. After discussion it was generally agreed the main residence would not impact the neighboring house but the caretaker unit was not acceptable in the current location. Joe agreed to contact the MLM Board and tell them the location of the caretaker/garage unit was not acceptable to MLPC.

Joe agreed to follow up with Jim Jost regarding the viewshed analysis in Filing 2.

Sherri said a complaint had been received about a snowmobile trailer being parked on a street and making snow removal difficult. The owner of the house had been contacted and that owner reached out to the rental guest and for the remainder of the stay the trailer was parked in the driveway. The matter had been promptly dealt with and resolved.

Sherri said she had reached out via email to an owner at 84 Slate Lane regarding short term rentals but no response had been received. Joe agreed to telephone the owners and report back to Sherri.

Scott explained six months of dues had been collected as part of the foreclosure at the Filing 4 property. Approximately \$5,000 in dues was unpaid and Scott said he had been asked if the Board wanted to take action to collect that money. Dustin explained the house had a deed restriction attached and the new owners might not have fully understood the deed restriction. After discussion it was agreed the Board did not want to take legal action to collect the \$5,000.

At 5:40 pm Sherri made a motion to adjourn the meeting. Hilary seconded the motion and it was unanimously approved.