

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, JULY 19, 2022  
4:00 P.M.**

Present by Zoom:

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

The meeting was called to order at 4:05 p.m., and it was confirmed that a quorum was present.

Sheri made a motion to approve the minutes of the June 21, 2022 meeting. Allie seconded the motion and it was unanimously approved.

Joe said he was speaking with the insurance agent regarding changes and exposure in the Director & Officer Insurance and Joe said he would get back to the Board as soon as possible.

Scott said Hilary Kunz and Dustin Gaspari were interested in joining the Board. The Board would continue to discuss board vacancies and add the topic to the next Agenda.

Joe said an email had been received from an owner about board responsibilities and Beth Appleton, the Association's legal counsel had been consulted. Beth did not recommend a one-on-one meeting, without an attorney, in response to that email. Beth suggested more than one board member participate in any meeting together with a non-Board member, such as Toad, to record the meeting. After discussion it was agreed Beth Appleton would draft a response to his email and say the new Board members were willing to listen and attempt to find a resolution.

Allie said she was in the process up updating the Best Practices Short Term Rental document and would email it to Joe for the website. Allie asked for short term rental application updates each month at the Board meetings. It was agreed to reach out to new owners in Meridian Lake who appeared to be short term renting, according to their website listing. Allie suggested having a packet of information to all new owners as some new owners might not be aware of the need to register. Joe agreed to follow up with the front office of Toad to find out exactly what was sent to new owners. Scott agreed to reach out to the owners who raised questions at the annual meetings about short term rentals. Allie and Sherri said they would be happy to speak to owners with short term rental concerns.

Joe said there would be an additional charge by the accountant of approximately \$500 to file an additional tax return as part of changing the Association's financial year. Joe said a financial report would be circulated to the Board as soon as the bank accounts were reconciled. Joe confirmed there was approximately \$30,000 in the bank accounts. Joe said the dues increase would be on the October 2022 invoices, making the new totals \$194 for developed lots and \$92 for undeveloped lots. It was generally agreed owners would need additional prompting to update automatic payments with the new rates. Scott said he would draft an email to all owners in September alerting them of the dues increase. Scott also agreed to remind owners of the fish donation process and more work was required to determine how to collect those donations and keep the funds separate.

Joe said the social gathering was scheduled for August 17, 2022 between 5 pm to 7 pm at the Mountain Wedding Garden. Allie agreed to prepare email invites requesting RSVP as the site seated 125 people. Joe confirmed \$1,500 had been budgeted for the event. Joe agreed to reach out to vendors to obtain quotes for grilling food and Board members also confirmed they would be willing to assist with purchasing and working at the gathering. Sherri agreed to confirm the timing with Mt. Crested Butte. Joe agreed to email Allie an email list.

Scott said Bill Ronai had volunteered to follow up with Mt. Crested Butte Water & Sanitation District and Scott said he would follow up this week with one of the Board members of the District to check the MLPC Board was doing everything that needed to be done. Lawyers for both sides were in communication and hopefully progress was being made. Scott explained there had been complications during the negotiation process but Mark Hamilton, the attorney for MLPC, felt confident that negotiations could continue to move forward.

Joe said Wil Hamilton had sent an update on community road signage. Wil had volunteered to have the sign at Washington Gulch/Gothic Road painted. Other signs were also being updated.

Joe said road damage had been reported and Dustin said some basic work had been done to make the road a little safer. Joe said he would continue to periodically follow up for asphalt repairs.

Joe said Davidson Wildlife had reached out to him about Beaver damage. After discussion it was agreed to let Pristine Point deal with the Beavers and if the Beaver problem became worse MLPC would get involved. Joe said Davidson Wildlife also dealt with porcupine damage in the common areas and repaired the perimeter fence.

Joe said sections of the Design & Construction Guidelines had been clarified/rewritten and Scott would follow up and find out if the revised Guidelines could be posted on the website.

Scott said they would continue to follow up with the insurance company regarding Director & Officer insurance. Once the clarification was received Joe agreed to circulate the information to the Board and potential Board members. Dustin said he was happy to join the next conversation with the insurance agent. Dustin said the Bylaws had reasonably strong language protecting Board members.

Sherri made a motion to adjourn at 5:46 pm. Scott seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management