

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, AUGUST 16, 2022
4:00 P.M.**

Present by Zoom:

Scott Winn
Sherri Twilleger
Dustin Gaspari
Beth Hise
Hilary Kunz
Kurt Giesselman
Beth Appleton, legal counsel
Joe Robinson, Toad Property Management

The meeting was called to order at 4:09 p.m. The Board discussed final planning for the social event the following evening. Joe said 40 RSVPs had been received and the catering company would be providing plates, plasticware and napkins in addition to the food. If possible, a cake would be requested.

Beth Appleton explained she needed to leave the meeting and would send an email to the Board. Kurt said he would be out of contact for a few days and a meeting to discuss water matters would need to be scheduled after August 26th. Kurt said a slight delay to make changes to the Termination Agreement and accompanying documents would not be a problem.

A quorum was declared.

Kurt explained the aim of the water discussions was to have MLPC treated as any other customer of Mt. Crested Butte Water & Sanitation District and the proposed documentation would reach that aim. Kurt explained there were different opinions on the value of water, infrastructure, risks and prior loans and the long term agreement would help regulate costs and risks in the future as well as guaranteeing water supply.

It was agreed to discuss at the next meeting.

Sherri made a motion to approve the minutes of the July 19, 2022 meeting. Scott seconded the motion and it was unanimously approved.

Beth made a motion to appoint Hilary Kunz and Dustin Gaspari to the Board. Sherri seconded the motion and it was unanimously approved.

Scott said he would reach out to Robin Smith to update him on water matters.

Dustin explained updates had been proposed to the Short-Term Rental handbook including prohibiting the use of drones in the neighborhood. Dustin said ATVs and similar vehicles were not permitted on streets under Colorado law and the handbook would make a reference to that law. Allie would make the updates and then the handbook would be circulated to owners to be shared with renters. A suggestion had been made to post on the website a list of houses addresses currently used for short term rentals. Instead of displaying the information in a public forum it was agreed interested owners could be updated upon request. Dustin and Joe agreed to work together on pulling together a list of short-term rental properties in the neighborhood.

There was a discussion regarding STR-related complaints and none were received. Consistently applying short term rental rules and regulations was necessary and tracking complaints over the course of the year would be useful in understanding any impact on the neighborhood from short term rentals.

Allie said she would make the updates on the short-term rental handbook. Beth thanked Sherri, Dustin and Allie for their work on short term rentals regulations. It was agreed any complaints regarding short term rentals needed to be sent to Toad.

Allie made a motion to approve as submitted the color change at 85 Snodgrass Lane. Beth seconded the motion and it was unanimously approved.

Sherri made a motion to approve the sauna proposal at 62 Snodgrass Lane. Beth seconded the motion and it was unanimously approved.

Scott said construction of a large fence at 93 Meridian Lake Drive had been completed without approval. Requests had been made for a proposal for the fence but it did not appear changes, consistent with the proposal, had been completed. Joe agreed to reach out to the owner for an update.

Joe said plans for the exterior materials and color of 73 Peanut Lane had been submitted. Sherri made a motion to accept the exterior materials as submitted. Allie seconded the motion and it was unanimously approved.

Joe said plans for the 2,100 square-foot house at 35 Snodgrass Lane had been submitted and a question had been raised about viewshed. Concern was expressed about the new house blocking some of the view (approximately 50%) from a neighboring property. Design Guidelines for the proposed house had been followed and no variance needed to be requested. After a long discussion it was generally agreed the lot owner had attempted to reduce the impact on the neighboring property and the design was in accordance with the Design Guidelines. Sherri made a motion to approve the 35 Snodgrass Lane plans subject to the Board approving the language of the approval letter. Beth seconded the motion and it was unanimously approved. Joe agreed to draft a letter for the Board to review. Sherri said a lot of ground water gathered on the lot and it was suggested the owners be asked to confirm the ground water had been addressed in the engineering plans. Beth said Kent Cowherd, Architect, had confirmed as part of his review that drainage was adequate on the proposed plans.

Joe confirmed \$2,650 had been pledged since the annual meeting for fish stocking. An additional \$1,150 was expected in the following year. Joe said the funds could be held in a separate account and used for fish stocking. Scott would include fish stocking in the newsletter to owners.

Beth said a Long Lake work day was scheduled for August 24, 2022, 4:00 – 7:00 pm, and Scott agreed to add to the newsletter and direct owners to the website for CBMBA.

Scott said legal counsel would be drafting a letter to Brin and legal counsel had advised against appointing a board member who was threatening legal action.

Joe confirmed a welcome letter was distributed to new owners. Beth suggested expanding the wording to direct new owners to the Toad website for governing documents, including the short term rental regulations.

At 5:58 p.m. Beth made a motion to adjourn the meeting. Allie seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

DRAFT