

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, SEPTEMBER 27, 2022
4:00 P.M.**

Present by Zoom:

Scott Winn
Sherri Twilleger
Dustin Gaspari
Hilary Kunz
William Hamilton
Allie Cote
Beth Hise
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 August 16, 2022 meeting. Scott seconded the motion and it was unanimously approved.

Prior to the meeting Dustin had distributed an email regarding amendments to the Design & Construction Guidelines. Dustin explained a prior set of amendments (2021) had not been shared with the owners and Dustin proposed combining those amendments with some additional changes. Dustin explained there were significant changes from the 2020 version of the Guidelines. Dustin highlighted some of the important changes and said the new document, albeit longer, was easier to follow for building professionals. Several changes/proposals were discussed with the Board. Pursuant to the Covenants there would still be a need to review plans within a two to six week timeframe (depending on the season) and owners would be encouraged to submit preliminary plans so final plans would be more complete and some parts of the plans already reviewed. Dustin said Beth Appleton, legal counsel, would need to review the proposed amendments to the Design & Construction Guidelines. Dustin explained that the Covenants vested the Board with significant discretion when i) approving or denying plans, ii) requesting revisions to plans and iii) drafting and/or amending the Design & Construction Guidelines. Among other proposed revisions, Dustin proposed adding language to the Design & Construction Guidelines which specifically referenced the Covenants and assisted Owners in better understanding certain Design & Construction Guidelines requirements (why they exist) and the vesting in the Board with the power to create, revise and enforce the Design & Construction Guidelines. Current governmental, county, municipal and related building regulations still needed to be reviewed and applied to all new plans and the Design & Construction Guidelines only supplement (and do not replace) governmental regulations. Dustin said a section for View Corridor Analysis had been included and Dustin encouraged Board members to consider that section and suggest amendments/refinements to the language. Scott said architects could be asked to provide view corridor analysis at the time plans were submitted. The Board agreed. It was agreed protecting view corridors would be something that required additional discussion and might not be possible in all cases, but the Covenants anticipated that the Board would be required to use discretion in a good faith effort to strike a balance amongst all stakeholders and the effect of New Construction on View Corridors.

Dustin explained construction deposits had been kept low in the past without keeping pace with increased construction costs. The process to confirm completion of homes and the refund of clean-up deposits was discussed. After discussion, Joe agreed to research how other associations dealt with performance deposits, the size of such deposits and/or if neighborhoods had experienced construction projects being abandoned. Dustin suggested having just one rate for the deposit and not base the deposit on house size. Major remodels

(which expand footprint by > 1,000 sf) should be considered similar to new construction for deposit purposes. Dustin agreed to continue to work on that section and provide some suggestions to the Board.

Dustin said the Covenants required homes to be completed within twelve months with the Board having the authority to grant extensions. Dustin suggested that the Design & Construction Guidelines include a recommendation that Owners proactively request extensions to complete New Construction from 12 months to a timeline more consistent with today's construction requirements. The Guidelines referenced that process. Dustin said the Design & Construction Checklist would also need to be updated and Beth Hise would be asked to assist with updating and reconciling the checklist to the proposed Design & Construction Guidelines.

Dustin agreed to draft new language for Section 2.11 of the Guidelines so the location of outbuildings could be considered and variances issued in specific cases.

Dustin agreed to revise the wording of Section 4.6 regarding windows and doors.

Joe explained plan review by the Association's architect was generally \$400 per review with second reviews sometimes necessary. \$700 was collected at the time of all new plan submissions and some owners would experience increased costs if additional reviews or more extensive reviews were necessary by the architect.

Dustin would make the additional amendments to the Guidelines and then submit to Beth Appleton, legal counsel, for review. After legal review the Guidelines would be made available to all owners for a 30-day review period. At the end of that period the Board would consider the owner comments and make additional amendments, if necessary, prior to final approval of the document.

Scott agreed to follow up and find out if the owner directory was available to all interested owners.

Scott said there was no update on the Water District and Kurt Giesselman would get back to the Board at the next meeting.

Allie said she had met with the Brins during the Summer and had received a resubmission of a portion of the house plans. Allie said the submission was not complete and it was agreed the plans needed to be consistent with the 2020 version of the Design & Construction Guidelines. There was discussion whether the Brins were utilizing an architect to prepare their submission package and/or whether the previously-submitted packages (which the Board determined to also be incomplete) might be partially attributable to lack of such architectural resources being applied. Location and height of the house was discussed, and it was agreed a complete set of fresh plans needed to be submitted to Toad so the current Board could review the submission and give an opinion. Variance requests would need to be submitted along with the new plans and any view corridor analysis needed to be prepared by an independent third party. Allie agreed to share her house plans with the Brins as an example of a complete submission of construction plans. Examples of view corridor submissions could also be made available to the Brins.

Joe said he had reached out to a couple of owners about neighborhood dogs barking and causing a nuisance. Fining the Owners was determined not to be a viable option, due to the August changes in CCIOA, but calling the Police with an official complaint was an option. Joe said Law of the Rockies would be drafting new language for the governing documents to bring the documents in line with the August changes in CCIOA. Concern was expressed about the camper van, with two flat tires, parked in a driveway and Wil agreed to reach out to the owners.

Dustin explained a house within Pristine Point was in foreclosure and would be going to Trustee Sale on October 12, 2022. Certain deed restrictions for the property were included in the documents for Pristine Point.

Sherri said she was concerned about too many vehicles parked in a driveway of a short-term rental home. The short-term rental owner had responded promptly and resolved the matter. Joe said there were currently 20 registered short-term rentals throughout the three neighborhoods, MLP, MLM and PP.

It was agreed future meetings would be the third Tuesday of each month at 4:00 p.m.

At 6:18 p.m. Wil made a motion to adjourn the meeting. Sherrie seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

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