

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FRIDAY, FEBRUARY 3, 2023 AT 3:00 P.M.
732 MEADOW LANE, CRESTED BUTTE

The following people were present:

Bill Ronai
Neil Watko
David Miller
Joe Robinson, Toad Property Management

The meeting was called to order at 3:10 p.m. and a quorum was confirmed.

A motion was made to approve the July 14, 2022 meeting minutes. The motion received a second and was unanimously approved.

Joe explained the Meridian Lake Meadows sign had been installed and Joe said the County had been asked not to push snow in front of the sign. Joe said the insurance company had reimbursed the Association for the cost of the sign except for the \$1,000 deductible. Joe explained lighting would be installed once the snow melted as additional conduit was required. The Board would discuss lighting options and timers. Joe agreed to report back to the Board when an electrician was available.

Prior to the meeting Joe distributed 2022 financials. Joe explained some expenses had been over budget and there was approximately \$13,000 in the bank accounts at the end of the year. On February 3rd the Association had approximately \$17,000 in the bank accounts as some dues payments had been received. Joe confirmed \$627 had been paid during the year to David Leinsdorf, in May and in September, for legal work relating to water matters. It was generally agreed the Association was in good financial shape.

Bill gave a summary of water matters since 1994 and why some decisions had been made and how the monthly surcharge to all Meridian Lake Park owners, all four filings, had been introduced after Mt. Crested Butte Water & Sanitation District agreed to supply water and sanitation services. Over the years an amendment had been made to the original agreements and additional infrastructure had been added and extensive repairs had been necessary to the dam and the pump house. Bill explained all Meridian Lake Park owners had been responsible in sharing in the cost of the work. After changes to the Water District personnel and Water District board members an accounting firm had been engaged to review the records and gave the opinion that MLPC owners had been underpaying. A group of MLPC owners had been discussing the findings of the report and any benefits of retaining a separate water system and the Water District had been approached to negotiate a solution. Bill explained Marcus Lock had been representing the Water District and over the years it had been necessary to engage legal counsel, separate from MLPC legal counsel, to represent Meridian Lake Meadows interests.

Bill explained there was now a Settlement Agreement between Mt. Crested Butte Water & Sanitation District and Meridian Lake Park Corporation. The highlights of the Agreement were:

1. All MLPC owners (all four filings) would continue to pay the monthly surcharge until 2028.
2. All MLPC owners would be subject to the same rates as other owners within the Mt. Crested Butte Water & Sanitation District.
3. Maintenance, repairs, replacements and improvements within MLPC would be funded by the entire District.
4. Water rights and land would be transferred to the Water District. MLM would be required to convey the land under the water tank and under the water treatment plant which would relieve the MLM Association of liability.

Bill explained to convey Tracts A and B to the Water District at least 67% approval of all MLM owners would be necessary. After discussion Bill agreed to draft a letter to owners and it was agreed it would be necessary to follow up with owners to prompt the return of the ballots. The deadline for responses would be July. Marcus Lock and David Leinsdorf had confirmed ballots would not need to be notarized and it was generally agreed confirmation of delivery of ballots to owners would be beneficial. It would be possible to make a presentation at the annual meeting if the target of 67% had not been reached by that time.

David explained there was a County recorded easement 10 feet either side of the lot line for Lots 51 and 52 and the easement was for public access to the National Forest. David said MLPC/MLM maintained the perimeter fence and had funded the installation of the Kissing Gate. Over the years use of the easement had increased, especially in the Fall when parts of the Snodgrass Trail were closed to public access. A handwritten sign had been placed on the easement to prohibit access to the National Forest and the Snodgrass Trail and that sign had pushed concerns to a confrontational level. It was unknown who had placed the sign and David said he had been approached by several people questioning why access which had been open for so long was suddenly being restricted.

David suggested new signage would be beneficial as the existing signage was confusing to people who were not familiar with the location of private and public land. David said he had spoken to several people at the Forest Service and one suggestion had been to make the easement private access, instead of public. How to enforce and how to gain approval from the County to amend the plat would provide new difficulties. David explained the rancher paid the Forest Service to graze cattle on the National Forest land and when the rancher closed the land there was increased use of the easement. Bill explained in the past owners had been asked not to use the easement to access the Snodgrass Trail when the Snodgrass Trail was closed to the public but now multiple users of the trail were from outside of the community.

After a long discussion it was agreed additional signage was necessary as well as signage at the National Forest and the Allen ranch land. David explained the Snodgrass Trail was closed when cattle were being moved but the Trail was not opened again until the Spring/Summer and that added pressure on the easements between Lots 51 and 52. David said there was confusion in the area about the Snodgrass Trail and some people did not know they were trespassing. Rerouting the trail access to a location with parking opportunities was discussed. Some opposition to changing the trail existed from environmental interests and the local rancher and at the present time nothing was moving forward. Approval would be required prior to any change to access through the easement or the Snodgrass Trail including signage. The opinions of various entities were considered by the STOR Committee and different methods of approaching the various entities and STOR was discussed. Bill suggested reaching out to Curtis Allen, the rancher, and Cathie Pagano of STOR to have an informal discussion which would be beneficial to understanding other viewpoints. Bill also agreed to reach out to the MLPC and PPOA Board to find out if those Boards would be willing to work with and support MLM on any future trail discussions.

Signage for parking on the road would need to be discussed with the County. Changing the signage at the beginning of the easement, between Lots 51 and 52, would be discussed by the Board.

Bill said the MLM governing documents permitted Accessory Dwelling Units and some structures had recently been approved based on the MLM governing documents. The MLM documents did not specifically require the Accessory Dwelling Unit to be attached. Joe agreed to contact Beth Appleton for a legal opinion on the wording for Accessory Dwelling Units in the MLM governing documents.

Joe agreed to research Board vacancies and term expirations and then Bill would reach out to Dave or Jennifer O'Brien to see if they had any interest in joining the Board.

Joe agreed to research the cost of mailing 56 ballots via certified, or registered mail or Federal Express and report back to the Board. Joe said he would be able to assist in emailing reminders to owners to complete ballots.

Joe agreed to research options for in-person/hybrid annual meetings. Bill said there was better attendance if the MLM meeting was held immediately prior to the MLPC annual meeting.

At 5:55 pm the meeting adjourned.

Prepared by Rob Harper,
Toad Property Management