

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, MAY 15, 2024 AT 10:00 A.M.

The following people were present:

Bill Ronai
Dave Miller
Neil Watko
Dave O'Brien
Joe Robinson, Toad Property Management

The meeting was called to order at 10:05 a.m. and a quorum was confirmed.

Dave Miller made a motion to approve the minutes of the January 22, 2024 meeting. Neil seconded the motion and it was unanimously approved.

Dave Miller gave an update on the Snodgrass Trail. Dave Ochs had confirmed the signage had been received and the signs would be installed as soon as possible. Wording for signage for the connector trail from Meadow Drive to the Kissing Gate needed to be decided. Maintenance on that section of the trail was required and Dave Ochs said maintenance assistance from CBMBA could be provided from Meadow Drive to the Kissing Gate. Owners could also participate in the maintenance work. Joe agreed to reach out to MLPC and ask if they would be interested in assisting CBMBA as part of the June community clean up day. Bill said financial assistance on signage might be available and he would make some introductions via email. There was no update from the Forest Service regarding allocating a number to the connector trail and Dave Ochs would follow up.

Joe explained plans had been submitted for 84 Stream View Lane (Lot 3) and the owners had agreed to provide a revised submission to include drainage, landscaping and revised siding information. It was generally agreed the Sketch Plan, with the amendments, was acceptable and the owners could move forward and submit Final Plans for approval by Meridian Lake Meadows and Meridian Lake Park (MLPC).

Joe said Meridian Lake Park had sent letters to owners who had not commenced construction after obtaining approval from the association or started construction but then stopped. Some complaints had been received about debris on the road in front of 470 Meadow Drive and Joe said he would reach out to the contractor to sweep that portion of the road. Toad would reach out to the contractor for that project and provide an update to the Board about possible occupancy at the unfinished project. MLPC had granted a two year extension on the start of construction of the house at 414 Meadow Drive which would be by the same contractor. Concern was expressed that MLPC had granted a variance for an extension without reaching out to the Meadows Board first. Bill agreed to reach out to Scott Winn, the President of MLPC and discuss the 470 Meadow Drive

project. Joe agreed to provide Bill with a copy of the most recent Design Guidelines for MLPC and minutes of the March MLPC meeting.

Prior to the meeting a draft Budget had been circulated to the Board for review. Joe explained the draft Budget included a \$15 per year dues increase, bringing dues to \$285 per year, per lot. Joe explained insurance had not increased in March 2024 and the 2025 renewal rate was not known at this time. An increase of 5% was scheduled for the Management Fee in 2025 and the draft Budget included approximately 10% of annual expenses going to Reserve. Dues had not been increased for 2024.

Joe confirmed five owners had not yet paid dues for 2024 and Toad would follow up with those owners. After a long discussion it was agreed insurance be increased to \$1,500, in anticipation of an increase and the Reserve allocation be increased to \$4,000. Joe explained that would increase dues by \$55 per year, a total of \$325 per year, per lot. Bill made a motion to provisionally approve the 2025 Budget based on dues per lot, per year of \$325.00, due to anticipated insurance increases and a Reserve line item of \$4,000 to bring the cash balances in line with the historical averages for the Association. Neil seconded the motion and it was unanimously approved.

Dave O'Brien said he would be willing to continue on the Board for an additional term. Joe confirmed the annual meeting documents would reflect Dave's name together with the names of any other volunteers. Joe said a hybrid meeting might be an option so that some owners could participate by Zoom and other owners would attend in person.

Joe confirmed MLPC would once again have a social event/picnic and a clean up day.

Joe was thanked for his help and wished the best in his new venture. Joe explained Alex Summerfelt would be taking over the management of the Association with Rob Harper supporting him as necessary.

At 11:48 a.m. Neil made a motion to adjourn the meeting. Dave Miller seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management