

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
WEDNESDAY, JULY 6, 2022 – 5:00 PM
VIA ZOOM

Bill Ronai called the meeting to order at 5:08 p.m. Joe Robinson confirmed that notice of meeting had been mailed on June 20th, 2022 and said there was not a quorum with only 12 lots represented.

Bill Ronai introduced board members and said Sam Nay passed away in June and said Sam had been very active within the Association. Bill said another owner, Don Guzzetta, passed away earlier in the year. Bill said Sam Ganz had suffered a fall in February and after an extended stay in hospital was now recovering at home.

Reading and approval of past minutes

Donna Seligman made a motion to approve the July 7, 2021 meeting minutes as distributed. Neil Watko seconded the motion and it was unanimously approved.

Report

Joe Robinson of Toad Property Management introduced himself. Joe explained the posts of the MLM sign had rotted and quotes had been requested to replace the sign. The sign would be replaced as soon as possible.

Joe reminded owners to spray or pull noxious weeds. To treat the noxious weeds Joe confirmed Milestone was available from the Toad office and was dispensed in spray bottles which needed to be returned to the Toad office after use.

Joe reminded owners to review the rules and regulations on the website including the Non-Owner Occupancy Policy.

Bill reminded owners of the dog policy.

Bill explained one set of construction plans had been approved by both Associations and construction would be starting soon. A second set of plans had just been approved by the MLM Board and passed to Meridian Lake Park Corporation (MLPC) for review.

Concern was expressed about a lot on Meadow Drive which had a construction sign. Joe agreed to check when approval had been granted as a full submission had not been received by MLM. Joe said he would follow up immediately with the County and MLPC.

Bill thanked Joe and Toad for their support during the year. Bill also thanked Board members for their work during the year.

Financial Report and Ratification of the 2023 Budget

Joe said the Association's bank account was approximately \$3,500 less than July 2021. The draft Budget, increasing dues by \$45 per lot, per year, had been circulated with notice of the meeting. The Budget had been approved by the Board but could not be ratified by the Association as there was not a quorum. Joe said management fees had increased by approximately 33% during the year and the Budget allowed for approximately 10% of annual operating costs to be allocated to reserves.

Election of Board of Directors

Bill Ronai and David Miller would continue on the Board for a year. Bill said the Board would be meeting to appoint somebody to complete Sam Nay's term on the Board. Neil Watko volunteered to join the Board.

New Business

Neil Watko said he had attended the Crested Butte Fire Protection District wildfire mitigation event at the Arts Center. Neil explained the Western Regional Wildfire Council would prepare an analysis of the neighborhood free of charge. It was generally agreed the analysis would be beneficial and it was agreed Joe would reach out to the Western Regional Wildfire Council. Some insurance companies would send in wildfire mitigation teams if a wildfire was imminent and owners were encouraged to review their policies.

Concern was expressed about people continuing to use the illegal trail from the corner of Meridian Lake Drive and Meadow Drive despite a house being constructed on the land. The owner had attempted to talk to people using the trail and "No Trespassing" signage would be added by the house but the signage would not be at the start of the illegal trail. Attempts would be made to contact the owner of the neighboring lot to ask if they would place signage so signs would be in place at both ends of the trail.

Bill said there would be an MLPC social gathering on August 17, 2022 and all owners were welcome to attend.

Neil Watko and Sandy said Gary and Fran Rainwater had attempted to pull together regular social gatherings and as the Rainwaters were selling their house Neil said they would be willing to volunteer to host weekly gatherings on a Tuesday or Thursday. The first would be Tuesday, July 19th and Neil and Sandy would send out emails.

Melissa reminded owners of the opportunity to donate to the fund to restock the reservoir with fish. Bill said Sam Nay had been a strong supporter of the fish restocking.

Joe agreed to email owners with a summary of the various points discussed during the meeting including a note telling owners how to donate to the fish restocking fund.

Donna Seligman made a motion to adjourn the meeting at 6:00 pm. Neil Watko seconded the motion and it was unanimously approved.

Submitted by Rob Harper, Toad Property Management

DRAFT