

**MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, MAY 23, 2023 AT 8:00 A.M.**

The following people were present:

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

The meeting was called to order at 8:10 a.m. and a quorum was confirmed.

Neil made a motion to approve the March 14, 2023 meeting minutes. David seconded the motion and it was unanimously approved.

Bill explained an attorney representing Shannon & Tom Mahaffey, Lot 56, had contacted the Association. Bill said Marcus Lock had been engaged by the Association and at the present time the two attorneys had not spoken. Updates from Marcus would be sent to the Board.

Joe said the Association needed one additional vote to reach the two-thirds majority for the land conveyance to Mt. Crested Butte Water & Sanitation District. Efforts would be made to reach the owners who had not responded and it was agreed documents would also be sent out with the annual meeting documents.

Joe explained prior to the meeting a March 31, 2023 quarterly report together with a draft Budget had been sent to the Board. Joe said the draft Budget did not include a dues increase as there had been an increase the prior year. Joe explained Rocky Mountain Trees were not willing to continue with landscaping at the entry sign and Joe said Toad would be willing to do some landscaping. Joe said he would follow up with the contractor for the sign and have a log from the old sign removed.

Bill expressed concern about the Association running short of funds if there was not a dues increase or a special assessment. Joe said if delinquent dues could not be collected and legal expenses were higher than anticipated it might be necessary to increase dues. It was agreed landscaping around the sign would be kept to a minimum, just maintenance of the trees and shrubs already in place, and the Board would review in the future.

Delinquent dues were \$2,800 and Joe agreed to reach out to the delinquent owners and if payment was not received additional action would be taken. Joe explained late fees and interest were being added to the delinquent dues. Joe said legal counsel would be drafting updated policies in accordance with HB22-1137. One owner was delinquent

by three years and the owner had also failed to pay Meridian Lake Park Corporation dues. Joe agreed to reach out to that owner and report back to the Board.

After a long discussion it was agreed to discuss the cash flow for the remainder of the year at the next meeting. Joe confirmed the Annual Meeting would be June 27th and an approved Budget needed to be included in the mailing of the Annual Meeting documents. Joe agreed to include a column showing percentage changes from the 2023 Budget and 2024 Budget. Joe confirmed there had been a dues increase from \$225 to \$270 in 2023 and the prior dues increase had been in 2019.

A short Board meeting was scheduled for Friday, June 2, 2023 at 1:30 p.m. (MT) to approve the 2024 Budget.

Joe agreed to circulate to the Board a list of owners who had not responded to the land conveyance to Mt. Crested Butte Water & Sanitation District.

Dave said he would be meeting with two representatives from the Forest Service on June 15, 2023 at the trailhead.

At 9:13 a.m. Dave made a motion to adjourn the meeting. Jason seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management