

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, JANUARY 15, 2019
3:00 P.M.**

Present:

Roger Woodward
DJ Brown
Beth Hise (by phone)
Fred Rock (by phone)
David Light (by phone)
Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management
Marcus Lock, Law of the Rockies, MLPC Counsel
Austin Chambers, Law of the Rockies
Brian Brown
Ruth Collins
Nancy Essex, Legal Counsel to Ruth Collins

Rob called the meeting to order at 3:12 pm and confirmed there was a quorum.

Rob explained the first item on the Agenda would be the application from Ruth Collins and Marcus suggested a short Executive Session with legal counsel. At 3:14 pm DJ made a motion to go into Executive Session with legal counsel. Roger seconded the motion and it was unanimously approved and non-Board members left the meeting.

At 3:42 pm Roger made a motion to leave Executive Session. DJ seconded the motion, it was unanimously approved and non-Board members returned to the meeting.

Marcus explained the Board was acting as the Architectural Control Committee in the review of the recent submission by Ruth Collins for the placement of a Cumberland shed with wood siding and a metal roof on her lot. Ruth said she believed her application met the four criteria identified in the association documents and said she had spoken to neighbors and those neighbors did not have any concerns regarding view corridors and existing mature trees would shield the shed from some lots at the back of the property. Ruth explained placing the shed behind the house would cause significant excavation due to the slope of the lot, problems with snow shed from the house and garage and the removal of a lot of mature trees. Nancy confirmed the Board could make a site visit to understand the challenges of a different location and the potential location of new trees to shield the shed along Slate Lane. DJ said the Board did not object to the construction of the shed and the concerns were regarding the proposed location of the shed and the potential of setting a precedent that would cause problems with future requests.

After a long discussion it was agreed a site visit would be beneficial and Nancy Essex and Ruth Collins agreed to an additional one-month extension on the Board approval process. Rob agreed to circulate possible dates to the Board and legal counsel and submit dates for a site visit to Nancy Essex and Ruth Collins. Marcus suggested providing a copy of the site plan to Rocky Mountain Trees or another local landscaping company to make suggestions for landscaping around the shed and providing a copy of that site plan to the Board.

Rob explained Brian Brown would give an update regarding Mt. Crested Butte Water & Sanitation District and Brian said at the recent District meeting he had been appointed Chairman of the District's Board, having

previously been Vice Chairman. Brian said the District would be reviewing the breakdown of expenses for MLPC but there was not anything to share at the present time. Brian explained staff changes and the December 31, 2018 resignation of the District's legal counsel had added to the delay but the District intended to review the tracked daily District expenses and review the accuracy of the figures on the existing spreadsheet. Brian said when that work had been completed the District would come back to the Board and an accounting process for the future could also be discussed to make it easier to track the expenses specific to MLPC.

Roger said he had been busy and unable to make progress on the possible Covenant amendments but would get back to the Board at the next meeting.

Prior to the meeting Jim distributed a draft 2019/2020 Budget which kept dues at the current level and expenses were very similar to the current year. Beth asked about future open space projects and it was agreed additional information and discussion was required before any figure could be set aside in the Budget. David explained the Committee had been reviewing and investigating stocking the reservoir with fish but at the present time there was not a specific plan with timelines. David suggested putting the \$2,600 into a reserve fund for fish stocking but to use those funds during the year if there were unexpected expenses. Roger made a motion to accept the 2019/2020 Budget subject to minor adjustments being made to add a specific line item for a Fish Stocking Reserve Fund of \$2,600 with the understanding those funds would be used for other expenses if necessary. Beth seconded the motion and it was unanimously approved.

Rob said Sherron had resigned from the Board due to personal commitments and Board members agreed to reach out to owners to find a volunteer to complete Sherron's unexpired term. It was agreed interested owners would be asked to submit a short paragraph with their experience and interest, etc, and the Board would review at the next meeting.

It was agreed future meetings would be on the third Tuesday of each month starting at 3:00 pm.

It was agreed Marcus Lock would send a letter to Jim Griffith regarding a prescriptive easement for the adjoining open space.

Roger made a motion to adjourn the meeting at 5:00 pm. DJ seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management