

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, JANUARY 21, 2020
3:00 P.M.**

Present: DJ Brown
Roger Woodward
Chuck McGinnis
Scott Winn
Scott Hamilton
Fred Rock (by phone)
Beth Hise (by phone)
Rob Harper, Toad Property Management
Scott Kelley, Toad Property Management
Noel Durant, Crested Butte Land Trust

DJ called the meeting to order at 3:04 pm and confirmed there was a quorum.

Chuck made a motion to approve the minutes of the meeting held on November 19, 2019. Roger seconded the motion and it was unanimously approved.

DJ said meetings would be held on the third Tuesday of each month for February and March. The April meeting might need re-scheduling based on Spring break timing.

DJ said Noel Durant of the Crested Butte Land Trust would give a quick update on the acquisition of the parcel at Long Lake. Noel said the Land Trust had secured the funds necessary to purchase the 120 acres of land on the East side of the lake and the closing was anticipated in the next month. Noel said as part of the Land Management Plan they had been working on signage and expected signs to be in place by the summer. Noel confirmed proposed signage had been approved by Curtis Allen and input from MLPC was requested. Noel explained a \$7,000 grant for signage had been obtained from the Tourism and Prosperity Partnership. This would not cover all the costs but was a significant help. Noel explained the Land Trust continued to negotiate with Pristine Point Owners Association for a replacement access easement to replace the two existing easements. Noel said the Forest Service had recently confirmed they would relinquish their access easement in favor of the Land Trust and the Land Trust would be able to rely on the County agreement to gain access after the acquisition of the parcel and while the negotiations with PPOA continued. Noel confirmed the US Forest Service would be writing to PPOA outlining that agreement and how it allowed the Land Trust to move forward. Noel said the Land Trust had entered into a Revocable License Agreement with the Allen Family to manage a rerouted trail, which was already in place, up to the lake on the Allen property and the Land Trust would provide signage. The Allen Family could revoke public access with 180 days notice and signage would be in place and with community assistance conduct at the Lake and on the trail would be controlled. Noel explained there was no current information available regarding the number of people who accessed Long Lake and the Land Trust would generate information regarding visitor use and the emphasis would be on protecting the natural resources and not on promoting use of Long Lake. Noel left the meeting.

Chuck said an Architectural Control Committee report had been circulated prior to the meeting and gave an update on existing projects. Chuck explained Michael Helland, a local architect, had submitted plans for the Papadatos lot, Lot 9, F4, and those plans were now ready for final approval and the Pristine Point Board had approved the plans. Chuck made a motion to approve the Papadatos plans on Lot 9, F4 as submitted. Scott

Winn seconded the motion and it was unanimously approved. Chuck said he would prepare the approval letter, to be signed by DJ.

Chuck explained the Board, the ACC and legal counsel had been discussing the Brin preliminary review and incomplete plans had initially been submitted in April. More detailed plans, but not yet complete, had been submitted on November 25, 2019 and the owner believed the plans had been approved due to the 45 day approval process mentioned in Article 8.5 of the Covenants. After an extensive discussion regarding the incomplete plans submitted Chuck made a motion to respond to the owner with feedback on the plans within the next week, ask for verification that the architect was licensed in the State of Colorado, point out that the location of the house impacted view corridors of neighbors and ask if that had been taken into consideration when planning to locate the house, list the necessary variances that would need to be requested for the current design and encourage the owner to meet with the ACC to discuss the design. Roger seconded the motion and it was approved by a majority of the Board with one Board member recusing himself.

Chuck said the Design Guidelines had been displayed on the website to give owners the opportunity to comment on the revisions and five owners had responded to the email requesting comment. Chuck presented the comments received which included comments about the maximum 35 foot roof height, the need for additional storage space in garages for toys, additional detail relating to remodel of homes, owner approval of variances in addition to Board approval and underground utility lines not permitted to be installed on a neighbors lot. After discussing the owner comments Chuck made a motion to accept the revised Design Guidelines as circulated to owners without additional changes. Fred seconded the motion and the revised Design Guidelines were unanimously approved.

Chuck said a financial report had been circulated for the 9 month period and indicated a shortfall of approximately \$7,600 at the end of the 12 month period which would be funded from Reserves. Chuck explained the Water Committee had agreed not to engage the water attorney or a CPA to assist with a detailed review of the Raftelis Report and that had prevented the shortfall being higher. Chuck explained there was currently \$37,000 in the Reserve accounts and \$16,000 in the Operating account which represented approximately 3 months of operating expenses. A proposal was put forward to increase dues by 20%, \$5 for undeveloped lots and \$20 for developed lots, per quarter in an effort to eventually increase the Reserve account to \$50,000. A motion was made for a dues increase as outlined, the motion received a second but did not receive approval as it was felt additional research needed to be conducted. Fred agreed to provide additional information on how to increase the Reserve account at the next meeting.

It was agreed a letter updating owners on issues such as Budget vs. Actual Expenses, Water District matters, Long Lake and Parking/Storage would be sent at the end of February.

Chuck said the Water Committee would continue to talk to Mt. Crested Butte Water & Sanitation District and Chuck said the District had formed their own Committee to meet with MLPC and the District's legal counsel had said future meetings needed to be conducted in accordance with Open Meeting guidelines. Chuck explained the current rate increases from the Water District were in line with the rest of the District and did not reflect any increases due to the findings of the Raftelis Report.

Discussion of the draft Parking Policy and the Conflict of Interest documents currently on the website for owner comment would be discussed at the next meeting.

At 5:02 pm Chuck made a motion to adjourn the meeting. Roger seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

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