

**MINUTES
MEETING OF THE BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, JANUARY 23, 2024
4:00 P.M.**

Present by Zoom: Scott Winn
 Will Hamilton
 Sherri Twilleger
 Hilary Kunz
 Joe Robinson, Toad Property Management

Joe called the meeting to order at 4:08 p.m. and confirmed there was a quorum.

Will made a motion to approve the minutes of the December 19, 2023 meeting. Hilary seconded the motion and it was unanimously approved.

Joe confirmed the amended Design & Construction Guidelines had been posted on the Toad website since November and there had been no comments or suggested revisions. Hilary said new fire mitigation measures could be added to the Guidelines and also after reviewing the approval process for construction plans at CB South some additional changes and recommendations could be implemented by MLPC. Scott suggested adopting the current document and discussion could continue on future Guideline amendments as County and State regulations changed. Will made a motion to adopt the amended Design & Construction Guidelines as presented. Sherri seconded the motion and it was unanimously approved. Joe confirmed the draft would be removed from the Guidelines and the adopted version of the Guidelines displayed on the website.

Prior to the meeting a financial report at the end of Q2 had been circulated to the Board. Legal expenses were significantly over budget. As the insurance company had now started paying legal expenses those expenses would reduce going forward. Joe confirmed the Gunnison Savings & Loan account had been closed and the money transferred to the Checking Account. Dues invoices had gone out in January and the Checking Account now had a balance of approximately \$36,000. Joe said fence repair in the Spring had been approximately \$3,760 and the search continued for somebody to take over the fence repair following Trapper's retirement. Joe confirmed efforts were being made to have the insurance company reimburse the Association for some of the litigation legal expenses recently paid. Hilary said the cost for building a MLPC website would probably be in the region of \$750 to \$1,000 and that would be an unbudgeted expense. Hilary explained the work could be performed in phases to spread the expense. It was generally agreed to start with a landing page and leave the balance of the website work to be carried out in the next fiscal year when it could be included in the Budget.

Hilary said she had spoken to three vendors about designing the MLPC website. Hilary provided details of the services offered by the individual vendors, the different styles and potential cost. It was generally agreed a "pull down menu" would be preferred so a photograph of the neighborhood could be clearly displayed and the information would be available behind that graphic. Links to the Toad website page would be researched and Joe would update the Board. Hilary agreed to continue to work on the MLPC website.

Joe explained a Viewshed Analysis had been received for Lot 3, Meridian Lake Meadows (84 Stream View Lane). Design plans were not yet available for that lot. Joe said the analysis had been reviewed by the MLM Board. Scott said the house would need to be further back from the street than the analysis reflected and that would need to be corrected when design plans were prepared. It was generally agreed the placement of the house to avoid any viewshed issues would be difficult on that lot.

Joe said the MLM Board had discussed three lots which had received approval for construction plans. Lot 29, Filing 3, had not completed construction within the timeframe and had not requested an extension. Lot 28, Filing 3, the same contractor, had not commenced within the one year timeframe for construction after plan approval had been provided. After discussion it was agreed some lots within Filings 1 and 2 were also outside of the one year period after plan approval and those lots would also require letters alerting the owners.

Joe explained another lot in Filing 3 had started excavation but then stopped work and placed the lot on the market.

It was agreed letters needed to be sent to all lots which were in violation of the requirement to commence construction or complete construction in the timeframe. Joe agreed to draft letters for the different issues in accordance with the Design Guidelines. Hilary said tracking systems for approvals or construction could be added to the new MLPC website. Joe said he would prepare a tracking spreadsheet so owners could be alerted of expired or upcoming timelines.

Hilary said she had been working on the social calendar and asked Board members to provide suggestions to bring members of the community together.

The next meeting would be February 20, 2024 at 4:00 p.m.

At 5:29 p.m. Hilary made a motion to adjourn the meeting. Will seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management