

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, FEBRUARY 19, 2019  
3:00 P.M.**

Present:

Roger Woodward  
DJ Brown  
Beth Hise  
Fred Rock (by phone)  
Rob Harper, Toad Property Management  
Jim Ruthven, Toad Property Management  
Chuck McGinnis (by phone)  
Brian Brown

Rob called the meeting to order at 3:00 pm and confirmed there was a quorum.

It was agreed board meetings would continue to be held on the third Tuesday of each month at 3:00 pm.

Rob said a site visit had been conducted at Ruth Collins lot. Rob explained Marcus Lock was now legal counsel for Mt. Crested Butte Water & Sanitation District and Marcus felt there was a conflict of interest and the association needed to hire new legal counsel. Concern was expressed about the proposed location of the shed and reference was made to Section 8.4(c) of the Covenants. After discussion Roger made a motion to hire Beth Appleton to represent the Association. Beth seconded the motion and it was unanimously agreed.

Rob said legal counsel for the Alpine Group (Jim Griffiths) had advised Marcus that they would be obtaining a survey of the lot and it was agreed that Beth Appleton would also be updated on that matter.

Brian confirmed Mt. Crested Butte Water & Sanitation had hired Marcus Lock (Law of the Rockies) as general counsel for the District following the resignation of Jill Norris. Brian explained the District was reviewing the Memorandum of Agreement (MOA) and would not have any proposals for a long term cooperative process between the District and the Association until the review had been fully completed. It was agreed there would be a benefit to the Association and the District reviewing the documents together and compiling a full set of documentation together with all exhibits. Brian said the District's first priority was a major project in Mt. Crested Butte and any work related to Long Lake would be on hold until the Land Trust purchase had been completed. Brian explained the District would continue its review of the accounts and how to allocate and track specific MLPC expenses in the future.

Chuck said the interests of the Water District and MLPC were different and the MOA had been implemented so Mt. Crested Butte owners would not pay for capital improvements in MLPC. Chuck said previous Board members and Mark Hamilton, the MLPC water attorney, had all the historical knowledge of the MOA and the reasons why specific wording was used in the MOA and working with the District in the current review was not necessary in his opinion. Rob agreed to reach out to Mark Hamilton to obtain a copy of the exhibit referred to in 1D of the MOA. Chuck stressed MLPC owners should not be funding any part of the Mt. Crested Butte improvements and Brian clarified Mt. Crested Butte residents had shared in the cost of improvements to the spillway and the dam as the work could potentially be a future benefit to Mt. Crested Butte. Chuck said he would be moving back to Crested Butte and volunteered to join the Board if there was a vacancy. Chuck stressed Mark Hamilton had a lot of knowledge of the MOA and the Board should continue to reach out to him.

Brian said the District had to operate as one District and the accounting system met the requirements of the State and the system was adequate to record expenses for Mt. Crested Butte and MLPC although labor expenses were not tracked for MLPC. Chuck and Brian left the meeting.

It was agreed Covenant amendment information would be sent to the Board by email.

Jim explained MLPC had \$20,310 in the checking account, \$21,493 in the general reserve fund and \$14,758 in the capital reserve making a total cash balance of \$56,560. Jim said approximately \$5,900 had been paid to Marcus Lock for legal advice during the past 10 months.

It was agreed DJ, as Vice President, would sign the engagement letter with Beth Appleton.

Fred said he had listed his house for sale and would be leaving the Board when the house sold.

Beth made a motion to adjourn the meeting. DJ seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management