

**MINUTES  
MEETING OF THE BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, FEBRUARY 20, 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 4:09 p.m. and confirmed there was a quorum.

Hilary made a motion to approve the minutes of the January 23, 2024 meeting. Sherri seconded the motion and it was unanimously approved.

Prior to the meeting a financial report had been circulated to the Board for review. Joe confirmed there was approximately \$30,000 in the Bank after paying expenses, including approximately \$34,000 in legal fees. Joe explained progress had been made on collecting delinquent dues and Joe would continue to follow up on the balance, approximately \$2,900, past due by 90 days or more.

Joe said Inside HOA had once again reached out to Toad with a proposal and once more was known Joe would update the Board. Hilary said she continued to reach out on website design.

Joe confirmed plans for a major remodel at 71 Meridian Lake Drive had been sent to Kent Cowherd, Architect, for review and also circulated to the Board. Once Kent provided his review the Board would discuss via email.

Joe said a draft letter had been circulated to the Board regarding construction delays. Joe explained six owners currently had plan approval but had not commenced construction. Section 2.8.1 of the Design & Construction Guidelines did state the deposit would be forfeited if construction did not commence within 12 months of plan approval. It was agreed one extension of one year would be considered and the deposit could be returned or forfeited depending on the circumstances. Approval would not be extended past the 24 month period as County or Association regulations frequently changed. Joe and Scott would continue to revise the letter and pass to Beth Appleton, legal counsel, for approval.

Concern had been expressed about exterior lights being left on at a home and Joe said he had reached out to the owners.

The next meeting would be March 19, 2023 at 4:00 p.m.

At 4:42 p.m. Scott made a motion to adjourn the meeting. Will seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management