

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, MARCH 17, 2020
3:00 P.M.**

Present by phone: DJ Brown
Roger Woodward
Chuck McGinnis
Scott Winn
Fred Rock
Beth Hise
Scott Kelley, Toad Property Management

DJ called the meeting to order at 3:01 pm and confirmed there was a quorum.

Beth made a motion to approve the minutes of the meeting held on February 18, 2020. Fred seconded the motion and it was unanimously approved.

DJ said meeting dates would be April 14, 2020, May 19, 2020 and June 16, 2020. The Annual Meeting would be July 8, 2020 starting at 6:00 pm.

Chuck explained there had been a conference call with Beth Appleton, the Association's legal counsel and the attorney for Jared Brin, owner of F2 L17, earlier in the day to discuss issues with the preliminary house plans that Mr. Brin had previously submitted. At 3:05 pm Chuck made a motion to go into Executive Session to discuss legal advice pertaining to an architectural control matter. Motion was seconded and passed.

At 3:37 pm the Executive Session ended with a motion from Chuck, seconded by Beth and unanimously approved.

Chuck made a motion for Beth Appleton, legal counsel, to negotiate with Jared Brin's attorney regarding the placement of the house on the lot, to reduce view corridor impact on neighboring lots, in consideration for a potential height variance to the 35 ft. maximum height. A second negotiation, for soils issues on the western lot line of Mr. Brin's property, was also authorized. Roger seconded the motion and it was approved with Scott Winn recusing himself from the vote.

Prior to the meeting Chuck had circulated an Architectural Control Committee report and said another revision to the Design & Construction Guidelines had been recommended by legal counsel, especially the section relating to requests for variances. Guideline sections dealing with building heights, view corridors, architect versus designer plan preparation, stamping of plans, the need for preliminary plan review, and the timeframe for final plan approval were also discussed in detail. Chuck presented the Committee's rationale for revising specific sections of the Design Guidelines and the plan review process, both preliminary and final plans. Scott Kelley agreed to work with the Board in recording the date plans were received. It was agreed the Committee had improved the plan review process and moving forward the owner would be asked to reimburse the Association for any review costs in excess of the \$700 review fee collected on all projects, which provided for one preliminary and one final plan review only. Earlier plan reviews would not be responsible for any additional review costs as it was acknowledged there had been some delays while the Committee re-formulated the review process with the Association's architect, Kent Cowherd and with Toad Property Management.

Chuck made a motion for the Architectural Control Committee to work on revisions to the five topics in the Design & Construction Guidelines discussed at the meeting. Beth seconded the motion and it was unanimously approved.

Chuck said several construction projects were underway and clean up deposits had been collected for all of those projects. It was agreed a clean up deposit log was not required as the information was available in the accounting program.

Fred explained 2014 was the last dues increase and expenses were continuing to increase, especially Waste Management charges which had significantly increased without those increases being passed onto owners. Chuck explained he had been working with Fred and Scott Kelley on the proposed 2020-2021 Budget which was being presented to the MLPC Board. Chuck also advocated for a Financial Committee to join him in reviewing Association finances and making financial recommendations. Chuck said increases in the Budget included a management fee increase of 4.5%, legal expenses of \$8,000 and Davidson Wildlife had indicated large increases for future fence maintenance. Chuck explained a dues increase of 29% for vacant lots and 30% for developed lots was proposed and the details would be discussed at the Annual Meeting but also owners would receive a copy of the Budget with the Mid-Year Letter to Owners. Fred said accounts receivables were currently \$4,500 and Scott Kelley confirmed late fees and interest were being added to the delinquent accounts and regular statements mailed. Chuck explained two lots were responsible for approximately \$2,700 of the outstanding amount. Beth expressed concern that the dues increase was not sufficient to build up reserves and it was agreed future Budget increases might be necessary but at the present time a larger increase was not supported by the Board.

After a long discussion Chuck made a motion to approve the 2020-2021 Budget as submitted. Beth seconded the motion and it was unanimously approved.

Chuck and DJ had prepared a draft mid-year Letter to Owners to notify owners of recent important Board activity which they hoped would encourage owners to attend the Annual Meeting. After discussion it was agreed the letter would be finalized and circulated to all owners with a copy of the Budget.

DJ said she would continue to work on the agenda for the Annual Meeting.

Chuck said the Water Committee did not have anything new to report and the Committee would continue to work with the Water District. Chuck explained a new, more formal joint meeting process would delay the negotiations and the priority of this discussion had probably dropped with the Coronavirus Crisis. He hoped the negotiations could be completed this year.

Chuck said Beth Appleton encouraged a revision to the MLPC Covenants, especially in connection with the 15-day timeframe for reviewing construction plans. Beth recognized that Covenant revisions required a two-thirds majority vote which might be very difficult but she urged the Board to consider how it might be accomplished. It was agreed to discuss this at the next Board meeting.

At 4:53 pm the meeting adjourned.