

**MINUTES  
MEETING OF THE BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, MARCH 18, 2025  
4:00 P.M.**

Present by Zoom: Scott Winn  
Sherri Twilleger  
Will Hamilton  
Anne Cargill  
Alex Summerfelt, Toad Property Management  
Bayliss Baker, Toad Property Management  
Ariston Awitan, Toad Property Management  
Beth Appleton, Legal Counsel (for Executive Session)

Scott called the meeting to order at 4:11 p.m. and Alex confirmed a quorum.

Scott made a motion to approve the minutes of the January 21, 2025 meeting. Will seconded the motion and it was unanimously approved.

Alex explained 84 Stream View Lane had resubmitted plans to include a line of sight analysis. Once Kent Cowherd had reviewed and the Board approved the owners would be asked to set wooden markers in the ground once the weather permitted.

Alex said 71 Meridian Lake Drive, a project previously approved, would not be proceeding with the build. Will made a motion to refund the Construction Deposit. Anne seconded the motion and it was unanimously approved. Alex said the deposit would be refunded.

Alex explained Meridian Lake Meadows (MLM) had been discussing amendments to their Design Guidelines. The MLM Board wanted to introduce a large construction deposit for new homes and the MLPC Board might want to amend their documents so an additional construction deposit was not collected for construction within MLM. Scott explained in other amendments the MLM Board wanted to streamline the review process and make it easier for the two Boards to grant approval. All reference to Preliminary Plan Review had been removed from the MLPC Design & Construction Guidelines in earlier amendments. Scott said he would circulate the proposed MLM amendments to the Board for review. Alex recommended Beth Appleton review any future changes the MLPC Board proposed for the Design & Construction Guidelines. Approval of any changes would probably occur at the April or May 2025 meeting.

Alex said plans had been approved for two projects by email:

Scott made a motion to approve the 30 Wolverine Circle minor remodel as submitted. Sherri seconded the motion and it was unanimously approved.

Anne made a motion to approve the minor remodel project at 299 Meridian Lake Drive. Will seconded the motion and it was unanimously approved.

Alex explained a refund of the Construction Deposit for 479 Meadow Drive had been requested. Snow prevented Kent Cowherd, the Association's architect, from confirming the project had been completed. It was agreed the refund would be discussed again when the snow melted and an inspection of the outside of the home could be undertaken.

Alex said the new owner of 1010 Washington Gulch required Board approval for the interior remodel of the basement which had been performed by the original owner without County permitting. The County now required an approval letter from the Association. After discussion Alex agreed to obtain more detail from the County Building Department and also have Beth Appleton, legal counsel review the request.

Alex explained the entrance sign for Meridian Lake Park had fallen down and the post would be replaced as soon as weather permitted.

Scott left the meeting.

At 4:38 p.m. Sherri made a motion to enter Executive Session to discuss matters with legal counsel in accordance with C.R.S. 38-33.3-308(7). Anne seconded the motion and it was unanimously approved.

At 5:06 p.m. Sherri made a motion to exit Executive Session. Will seconded the motion and it was unanimously approved.

The next meeting would be April 15, 2025 at 4:00 p.m.

At 5:08 p.m. Will made a motion to adjourn the meeting. Anne seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management