

**MINUTES**  
**MEETING OF THE BOARD OF MANAGERS**  
**MERIDIAN LAKE PARK CORPORATION**  
**TUESDAY, MARCH 19, 2024**  
**4:00 P.M.**

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

Joe called the meeting to order at 4:06 p.m. and confirmed there was a quorum.

Will made a motion to approve the minutes of the February 20, 2024 meeting. Allie seconded the motion and it was unanimously approved.

Prior to the meeting Joe circulated an information sheet from Inside HOA. There would be no upfront cost for the HOA at the present time. It was agreed to review and compare to the information Hilary had obtained.

A financial report as at March 15, 2024 had been circulated to the Board. Legal fees year to date were high, as expected driven by the ongoing litigation with Brin. A request for reimbursement had been sent to the insurance company and future invoices related to litigation would also be sent.

Joe said BMO Bank had been approached about a line of credit to assist the Association prior to legal expenses being reimbursed or a special assessment/dues increase being implemented, but representatives from BMO appeared disinclined. Per Toad's discussions, First Citizens Bank would be more willing to offer a line of credit to MLPC and Toad continued to research such option.

Joe said he would be following up with owners who were delinquent on dues. Joe explained most owners responded to emails and not paying the dues was often an oversight.

Dustin explained the attorneys continued to work on the litigation. There had been a significant amount of work involved and Board members had provided requested information. Mediation was scheduled for mid-April.

A preliminary review for a major remodel for 71 Meridian Lake Drive had been submitted and Kent Cowherd, Architect, had been asked to review and comment. Final plans would be submitted together with a letter explaining the variance requests and the Board would vote at that time. The owners had paid \$1,000 for review and additional funds would be requested if the preliminary plan review and final plan review cost exceeded the \$1,000.

Joe confirmed a letter had been sent to the owner of 414 Meadow Drive regarding construction delay of more than a year. Letters would go out to other owners in the near future and the letters offered the return of the deposit less expenses incurred by the Association. The owner of 414 Meadow Drive had asked for an extension so the construction work could commence in 2025 due to personal matters. A letter would be provided giving an extension until a specific date in 2025. It was suggested future construction approval letters contain a reminder to owners to apply for an extension prior to the one-year anniversary of the approval letter.

Joe said remodel plans had just been submitted for 73 Slate Lane. An additional bedroom and bathroom would be added above the garage. It was agreed the project was a minor remodel and Joe said he would reach out to the owner regarding the deposit and final approval.

The next meeting was scheduled for April 23, 2024 at 4:00 p.m.

At 5:06 p.m. Dustin made a motion to adjourn the meeting. Hilary seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management

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