

**MINUTES
ARCHITECTURAL CONTROL COMMITTEE
MERIDIAN LAKE PARK CORPORATION
WEDNESDAY, APRIL 5, 2023
4:00 P.M.**

Present by Zoom:

Hilary Kunz
Sherri Twilleger
William Hamilton
Allie Cote
Beth Hise
Joe Robinson, Toad Property Management

The meeting was called to order at 4:09 p.m. and quorum was declared.

Joe explained the purpose of the meeting was to discuss house plans for Lot 17, Filing 2 (39 East Lane). The viewshed analysis had been prepared by Jim Jose and reviewed by the Committee.

Concern was expressed about the front property lines and it was agreed the site plan submitted with the house plans had a property line which matched the neighboring property. If the viewshed analysis was adjusted in line with the site plan the placement of the house would be more favorable to the neighboring property than currently depicted. Also the deck roof only covered 6 feet of the deck but the viewshed analysis assumed the roof would cover the full 8 feet of the deck. That would also make a difference to the viewshed of the neighboring property.

It was agreed Jim Jose would be asked to include the trees planted on the neighboring property in his viewshed analysis.

It was also agreed Jim Jose would be invited to the April 18th Board meeting to explain the above concerns and then a vote would be taken on the plans. Joe would reach out to Beth Appleton to ask her to write to the lot owner's attorney to notify them of the decision of the Committee.

Concern was expressed about legal fees for the review costs of the project and Joe said he would be reviewing legal expenses and Beth Appleton would be consulted about a Quit Claim Deed for those fees.

At 4:41 pm Beth made a motion to adjourn the meeting. Sherri seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management