

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, APRIL 18, 2023  
4:00 P.M.**

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

The meeting was called to order at 4:30 p.m. and quorum was declared.

Will made a motion to approve the minutes of the March 21, 2023 meeting. Dustin seconded the motion and it was unanimously approved.

The Inside HOA presentation was postponed to a future meeting.

Dustin confirmed the MLPC agreement with the Mt. Crested Butte Water & Sanitation District had been signed and recorded. Joe said Pristine Point and Meridian Lake Meadows would continue to discuss separately.

Joe explained revised plans had been submitted for Lot 54, Filing 2 (449 Meridian Lake Drive). The initial plans had been denied and the revised plans addressed the earlier concerns. Snow storage would be on the north side of the driveway and the plans needed to display that. Dustin, as an immediate neighbor, recused himself from the discussion. Subject to written clarification of the snow storage area Scott made a motion to approve the Lot 54, Filing 2 plans. Will seconded the motion and it was unanimously approved. Joe agreed to draft an approval letter for Scott to sign.

Joe said Jim Jose had clarified some concerns regarding his drawings for Lot 17, Filing 2 (39 East Lane). Scott, as an immediate neighbor, recused himself from the discussion. Concern was expressed about the legal expenses in excess of \$30,000 for the review of the plans for Lot 17 and a mutual release or reimbursement of legal expenses would need to be part of an approval. Dustin explained property lines for Lot 17 and the neighboring property were the same and the corner lot also had a utility easement which was shown on the drawings. After discussion it was generally agreed that the Jim Jose viewshed analysis indicated the placement of the house would not significantly impact the views from windows of the neighboring property. It was agreed the analysis prepared by Jim Jose was a useful tool and should be utilized in the future for other properties with viewshed concerns. Engaging a qualified architect to present the information in an informative, clear and detailed way had been very beneficial. Dustin confirmed Beth Appleton was working on language for a Mutual Release which the Board would have the opportunity to review. Dustin explained both parties would absorb their own legal fees and agree to abide by the plans, viewshed analysis from Jim Jose and the Design Guidelines. Subject to acceptable Mutual Release language Dustin made a motion to approve the plans for Lot 17, Filing 2 as submitted. Will seconded the motion and it was unanimously approved. Dustin agreed to notify Beth Appleton of the Board's approval.

At 5:16 pm Will made a motion to adjourn the meeting. Dustin seconded the motion and it was unanimously approved.