

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, APRIL 20, 2021
3:00 P.M.**

Present by Zoom: DJ Brown
Heather Thomson
Will Hamilton
Robin Smith
Scott Winn
Roger Woodward
Jordan Brandenburg, Toad Property Management
Mark Hamilton, Holland & Hart, Association legal counsel (Executive Session)

The meeting was called to order at 3:11 pm and a quorum confirmed.

Robin made a motion to approve the minutes of the March 20, 2021 meeting. Scott seconded the motion and it was unanimously approved.

After discussion it was agreed the meeting schedule would be:

May 18, 2021 at 3 pm
June 15, 2021 at 3 pm
June 29, 2021 at 3 pm (additional Board meeting if necessary)
July 14, 2021 at 6 pm Annual Meeting
July 20, 2021 at 3 pm

DJ said no new final plans had been submitted for architectural review. Scott said preliminary plans had been submitted for one house and the ACC would be reviewing those plans and respond to the owner with comments or questions.

Jordan said a financial report had been circulated to the Board and legal and fencing repair were running over budget.

Robin said there had not been a Long Lake meeting and there would be a site meeting when weather permitted.

Jordan confirmed short term rental registration information had been sent to owners.

DJ said she would continue to review lighting awareness documentation received from Heather and then draft a letter to all owners for review by the Board.

Board members were not aware of any volunteers to fill vacancies on the Board.

DJ said she did not have any update regarding Silent Tracks. DJ confirmed she would be meeting Kurt Giesselman from PPOA and Bill Ronai from MLM on April 22nd to share information.

Robin had suggested solar lights at the MLPC sign at the intersection of Washington Gulch Road and Gothic Road. Robin explained MLPC used to pay \$300 per year to GCEA for pole rental and electricity. GCEA had worked with the Association to disconnect that electricity and the pole was still there and a solar light could be

added. Jordan said he had reached out to Crested Butte Electric to discuss solar options and some concern had been expressed about the reliability of solar lighting.

DJ encouraged the Board to review the PPOA document regarding short term rentals. Jordan said the document had been made available to owners on April 6, the PPOA Board would gather comments and make a decision after the 30 day review period.

Roger explained there was some road damage near F2 L38 due to settlement from the installation of a water line across the road. Jordan said he had reached out to the contractor and the contractor would be responsible for the repair. It was agreed an immediate temporary repair was required as the road damage was getting worse.

The Board thanked Roger for his significant contribution to the Board over the past few years.

At 3:50 pm DJ left the meeting. Robin explained Mark Hamilton, the Association's water attorney, would be joining the meeting. Robin made a motion to go into Executive Session to discuss water matters with legal counsel. Scott seconded the motion and it was unanimously approved.

At 5:10 pm Scott made a motion to leave Executive Session. Robin seconded the motion and it was unanimously approved.

At 5:11 pm Robin made a motion to adjourn the meeting. Scott seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management