

**MINUTES
MEETING OF THE BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, APRIL 22, 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, Association legal counsel (for Executive Session)

Scott called the meeting to order at 4:08 p.m. and Alex confirmed a quorum.

Will made a motion to approve the minutes of the March 18, 2025 meeting. Anne seconded the motion and it was unanimously approved.

Alex explained Kent Cowherd, the Association's architect, had made two reviews of construction plans for 84 Stream View Lane. The owners would be paying for additional reviews. Comments from Kent would be sent to the Board for review. The MLM Board had engaged Beth Appleton, Attorney, to review the MLM response to the plans.

Ariston said plans for Lot 26 had been sent to Kent Cowherd for review. Kent's response would be sent to the Board for review together with the construction plans.

Ariston said David Gross at 470 Meadow Drive needed to submit the landscaping plans. The deadline for construction on the neighboring lot was getting very close and the lot was currently listed for sale.

Beth Appleton was currently reviewing MLM Design Guidelines and policies. After Beth's review the documents would be circulated to the Board for review and comparison with the MLPC documents. It was generally agreed the MLPC board and governing documents would align with the MLM board and governing documents whenever possible for lots within Meridian Lake Meadows. Alex recommended engaging Beth Appleton, legal counsel, to review any future MLPC amendments to the Design & Construction Guidelines.

Alex and Scott agreed to review the MLM proposed amendments with Beth Appleton and draft amendments to the MLPC Design & Construction Guidelines. The Board would then discuss and approve the amendments via email. As the proposed MLM Deposit was so large the MLPC Board would not be holding additional fees in the future for the lots within Meridian Lake Meadows (Filing 3).

Snow in the area was melting quickly and the Sutton's driveway paving (73 Peanut) would soon be ready for inspection and further discussion.

Alex confirmed the Toad crew would be repairing the perimeter fence once again once the weather allowed.

Alex said there had been communication with Inside HOA but it was not known when Inside HOA might be online. Ariston agreed to follow up with Inside HOA.

Alex explained the sign by the intersection of Washington Gulch and Gothic Road would be installed as soon as possible.

A Budget would be discussed at the May Board meeting. The annual meeting would be held on June 17, 2025 at 5:00 p.m. A short Board meeting would be held after the annual meeting.

Beth Appleton joined the meeting. Scott left the meeting.

At 4:59 p.m. Will made a motion to enter Executive Session to discuss matters with legal counsel. Sherri seconded the motion and it was unanimously approved.

At 5:27 p.m. Sherri made a motion to leave Executive Session. Will seconded the motion and it was unanimously approved.

The next meeting would be held on May 20, 2025 at 4:00 p.m.

At 5:28 p.m. Will made a motion to adjourn the meeting. Sherri seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

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