

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, APRIL 23, 2019  
3:00 P.M.**

Present:

Roger Woodward  
DJ Brown  
Beth Hise (by phone)  
Fred Rock (by phone)  
Chuck McGinnis (by phone)  
Rob Harper, Toad Property Management  
Jim Ruthven, Toad Property Management

Rob called the meeting to order at 3:03 pm and confirmed there was a quorum. Rob welcomed Chuck to the Board. It was agreed the next meeting would be held on May 21, 2019 at 3:00 pm.

Roger made a motion to approve the minutes of the meeting held on March 26, 2019. DJ seconded the motion and it was approved with Beth abstaining.

Roger thanked Board members for providing suggested edits to specific sections of the Covenants and said Board members needed to review the suggested edits and provide feedback to the Board prior to the draft being submitted to Beth Appleton, the MLPC Attorney, for review and comment. After a long discussion it was agreed Board members would review the suggested edits previously provided by email and provide feedback to Roger who would compile the comments into one document for further review by the Board. Beth suggested scheduling a face to face meeting to specifically address the Covenant amendments and it was agreed to hold a 4 hour meeting in early June prior to the amendments being sent to Beth Appleton. Chuck said it was difficult to get owners attention to vote on Covenant amendments but it was agreed an attempt was necessary due to concerns expressed at the 2018 annual meeting and the amendments would be discussed at the 2019 annual meeting.

Rob agreed to reach out to Scott and Sunny Hamilton to find out if they were interested in joining the Board and to email all owners in an attempt to obtain additional names.

Rob said no updates had been received regarding Mt. Crested Butte Water & Sanitation District.

Rob explained the Architectural Control Committee had a lot of projects currently under review:

McDade, 23 Peeler Lane – waiting for additional submission items and once those were received Kent Cowherd would give his recommendations to the ACC.

Nevins, 114 Meridian Lake Drive - ACC needs to approve new roof, painting trim, garage door and several other improvement items.

Wright, 35 Snodgrass – waiting for update from owners regarding the relocation of a house from Town.

Judkins, 62 Snodgrass – drawing, showing location of the proposed sauna, requested from owners.

Papadatos, Lot 9, Pristine Point Preliminary review – Chuck explained Michael Helland was the architect and preliminary approval had been given by the Pristine Point Board and the full submission would address some questions raised by the Pristine Point Board. It was agreed once the full submission was received MLPC would pass the plans to Kent Cowherd for review.

Watko, 638 Meadow Lane – request to move driveway to accommodate wheelchair access, add landscaping and a fire pit. Rob explained MLM would not approve the firepit and the ACC would review and report back to the Board.

Wheeler, 76 Meridian Lake Drive – waiting for the owner to submit a drawing for the fence request.

Pfafman, 41 Meridian Lake Drive – previously approved plans had been modified and reviewed by Kent Cowherd but owners had expressed doubt that they would proceed.

Rob said tracking the volume of submissions and the ACC responding within two weeks was a difficult and the process probably needed to be streamlined.

Rob confirmed the annual meeting would be held on July 10, 2019 and five board members would be completing their terms. Fred said he would be willing to continue on the Board if owners did not volunteer, Chuck said he was willing to continue and Beth said she had completed 3.5 on the Board terms and felt it was time to step down.

Beth asked for an update on fish stocking be added to the May Agenda.

Jim Ruthven said financial information had been emailed to the Board prior to the meeting.

At 4:33 pm Roger made a motion to adjourn the meeting. DJ seconded the motion and it was unanimously approved.

---

Prepared by Rob Harper, Toad Property Management