

**MINUTES
MEETING OF THE BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, APRIL 23, 2024
4:00 P.M.**

Present by Zoom:

Will Hamilton
Sherri Twilleger
Dustin Gaspari
Allie Cote
Joe Robinson, Toad Property Management

Joe called the meeting to order at 4:13 p.m. and confirmed there was a quorum.

Dustin made a motion to approve the minutes of the March 19, 2024 meeting. Will seconded the motion and it was unanimously approved.

Prior to the meeting Beth Appleton, legal counsel, had prepared governance policies in accordance with the 2023 House Bill. The policies had been displayed on the Toad website but the policies had not been formally adopted by the Board. Dustin made a motion to adopt the Records Policy, Enforcement Policy and Collection Policy as displayed on the website. Allie seconded the motion and it was unanimously approved.

A financial report as at March 31, 2024 had been circulated to the Board. Legal expenses continued to run high compared to the Budget. Legal expenses had been paid and reimbursement of those legal expenses had not been received. Dustin said a dues increase might be necessary in the 2024/2025 Budget. Joe confirmed Toad would repair the perimeter fence. A draft 2024/2025 Budget would be circulated to the Board for discussion at the May meeting.

Joe said he would continue to follow up on delinquent dues and confirmed there were no significant concerns at this time.

Dustin confirmed mediation on the recent legal action had taken place. The trial was set for early July.

Joe said Mountain West Insurance had been asked to research insurance renewal options.

Additional board members would be required and potential volunteers would be considered. A note would be sent to owners advising them of the annual meeting and asking for volunteers. Dustin said the number of board members would be discussed at a future meeting.

Joe said Kent Cowherd had completed his review of plans for a remodel of a house on Pristine Point Way. The Pristine Point board had reviewed and approved the plans. Allie made a motion to approve the plans as a major remodel based on square footage. Sherri seconded the motion and it was unanimously approved.

A roadside trash pickup would once again be scheduled and discussed at the next meeting.

The annual meeting was scheduled for June 25, 2024 at 5:00 p.m. and board meetings would be held on May 21, 2024 and June 18, 2024.

At 5:07 p.m. Allie made a motion to adjourn the meeting. Dustin seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

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