

**MINUTES
MEETING OF THE BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, MAY 20, 2025
4:00 P.M.**

Present by Zoom: Scott Winn
Sherri Twilleger
Will Hamilton
Roger Cram
Alex Summerfelt, Toad Property Management
Ariston Awitan, Toad Property Management
Jesse Drees, Toad Property Management
Beth Appleton, Association legal counsel

Sherri called the meeting to order at 4:05 p.m. and Ariston confirmed a quorum.

Will made a motion to approve the minutes of the April 22, 2025 meeting. Sherri seconded the motion and it was unanimously approved.

Ariston said a draft Budget had been circulated prior to the meeting.

Ariston explained the expense line items in the Budget and confirmed the Toad management fee would be the same for 2025/2026. Ariston said dues would remain at the current level.

Scott made a motion to approve the 2025/2026 Budget as presented. Sherri seconded the motion and it was unanimously approved.

Ariston confirmed the MLM Board had approved the construction plans for 346 Meadow Drive. Kent Cowherd had approved the plans on behalf of MLPC. Ariston agreed to circulate the plans approved by MLM to the MLPC Board for review and approval via email.

Ariston said 8 Slate Lane wanted to remove cedar shake from a portion of the roof and replace with metal of a similar. In the future the remainder of the roof would be changed from cedar shake to the same metal. Will made a motion to approve the installation of metal to a portion of the roof. Scott seconded the motion and it was unanimously approved.

Beth said the Board could grant a variance for the location of the driveway at 73 Peanut, in accordance with the Covenants. An Easement Agreement with the neighboring owner had been drafted and Beth confirmed the language in the Agreement was satisfactory. The neighbors had already signed the Easement Agreement and if the variance was granted by the Board the document would be recorded in the County records. The original driveway plan would not have required a variance but the Contractor had not built the driveway in accordance with those plans. Beth explained the Board needed to vote on the variance request as well as approving the revised location of the driveway. After a long discussion it was generally agreed the constructed driveway encroachment into the utility easement at the side and setback at the back was significant. Scott agreed to reach out to the Suttons, the owners of 73 Peanut, and ask if the Contractor would correct their mistake and move the driveway back to the agreed location.

Beth left the meeting.

Ariston said 39 Meridian Lake Road wanted to replace their roof. The material would be metal and the color would be Carbon – Ultra Low Gloss. Sherri made a motion to approve the replacement roof. Will seconded the motion and it was unanimously approved.

Ariston explained the Meridian Lake Meadows Board had agreed on changes to the MLM Design Guidelines. The changes included the introduction of a large construction deposit. The MLPC Board could discuss changes to the MLPC Design Guidelines at a future meeting. It was generally agreed in the future the MLM Board would grant approval for construction in Filing 3 (MLM) prior to the MLPC Board reviewing and approving any MLM plans.

No Executive Session was required.

At 5:03 p.m. Sherri made a motion to adjourn the meeting. Will seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

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