

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, MAY 21, 2019
3:00 P.M.**

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

DJ called the meeting to order at 3:00 pm and confirmed there was a quorum. Rob welcomed Scott Winn to the meeting.

Beth made a motion to approve the minutes of the meeting held on April 23, 2019. Roger seconded the motion and it was unanimously approved.

Roger said he had compiled a document containing all the suggested edits provided by the Board for the sections of the Covenants specifically allocated to each Board member. Roger said all Board members needed to once again review that document and be ready to discuss at an early June meeting set specifically to discuss that document. A long discussion followed regarding the need to amend the Covenants and the chance of obtaining the required 67% approval from owners. Chuck made a motion to include a letter with the annual meeting package outlining the Board's discussion and work during the year on Covenant amendments and encourage feedback from owners to assist in future discussion. After the mailing of the letter there would be email follow-ups in an attempt to get the attention of all owners. Roger seconded the motion and it was unanimously approved.

Rob gave an update on architectural review projects and it was agreed the ACC would resume monthly meetings during the busy building season:

1. McDade – plan review was with Kent Cowherd and he was in contact with Ben Somrak, the architect and contractor.
2. Nevins – minor remodel approved by ACC.
3. 35 Snodgrass - house relocation was currently on hold while the owners worked with other entities.
4. 62 Snodgrass – waiting for map showing location of sauna.
5. Papadatos – PPOA approved preliminary plans and final plans will be reviewed by Kent Cowherd when received.
6. Watko driveway – approved without a firepit.
7. Wheeler fence – approved with 2"x4" welded wire mesh for a dog fence.
8. Pfafman – on hold at owner's request.
9. Brinn, 39 East Lane – Kent Cowherd reviewing preliminary plans.
10. Koontz, 22 East Lane – plan review with Kent Cowherd and he was in contact with architect.

It was agreed the ACC would benefit from having a Chair and come up with a way to keep track of ongoing plan review.

Beth agreed to have her name added to the Ballot for the July 10, 2019 annual meeting. Chuck requested a financial review on the Agenda for each Board meeting and Roger encouraged Board members to promptly add items to the Agenda.

It was agreed the next meeting would be June 25, 2019 and the start would be either 3 pm or 4 pm depending on the ACC workload.

Scott Winn left the meeting.

At 4:30 pm Roger made a motion to go into Executive Session to discuss water strategy, negotiations and illegal activities. Chuck seconded the motion and it was unanimously approved.

At 4:53 pm Roger made a motion to leave Executive Session. Chuck seconded the motion and it was unanimously approved.

Chuck made a motion to form a Water System Subcommittee for the purpose of investigating and understanding the Association's legal rights based on the Memorandum of Agreement and what the negotiating strategy and options might be in dealing with the District. Roger seconded the motion and it was unanimously approved.

It was agreed Chuck would organize the Subcommittee and Beth volunteered to be on the Subcommittee.

It was agreed to research options for some form of security at the annual meeting and the matter would be discussed at the next meeting.

At 4:59 pm Chuck made a motion to adjourn the meeting. DJ seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management