

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, MAY 26, 2020  
3:00 P.M.**

Present by phone: DJ Brown  
Roger Woodward  
Scott Winn  
Scott Hamilton  
Rob Harper, Toad Property Management  
Scott Kelley, Toad Property Management

DJ called the meeting to order at 3:03 pm and confirmed there was a quorum.

Roger made a motion to approve the minutes of the meeting held on April 14, 2020. DJ seconded the motion and it was unanimously approved.

Roger made a motion to approve the minutes of the special meeting held on April 21, 2020. Scott Hamilton seconded the motion and it was unanimously approved.

DJ said Chuck McGinnis had submitted his letter of resignation from the Board. It was agreed a letter would be sent acknowledging the resignation.

After discussion it was agreed a Finance Committee was not necessary at this time as all Board members would be involved in reviewing the monthly financial reports distributed by Toad.

DJ made a motion to appoint a Vice President and a Treasurer following the recent resignations. Roger seconded the motion and the following individuals were unanimously appointed:

Vice President	Scott Winn
Treasurer	Scott Hamilton

Options for improving and simplifying the tracking of architectural review requests were discussed and it was agreed suggestions would be circulated soon. It was confirmed Beth Appleton was working on suggestions for amending the Design Guidelines. Scott Hamilton volunteered to join the ACC and a meeting of the ACC was scheduled for Thursday, May 28, 2020 at 3 pm to discuss current architectural submissions. It was agreed Roger, Scott Winn and Scott Hamilton would discuss the future structure of the Water Committee at Thursday's meeting.

Proposed signage from the Crested Butte Land Trust had been distributed prior to the meeting and Pristine Point had reviewed and had not given any negative feedback. After discussion the signage, as reviewed by Pristine Point, was approved. Updates from the Crested Butte Land Trust would be available prior to the annual meeting.

It was confirmed an ACC subcommittee had been formed, consisting of DJ, Roger and Scott Hamilton to continue to review all matters related to the proposed Brinn construction project. Scott Winn, as an immediate neighbor, confirmed he would continue to recuse himself from all discussion on the Brinn project.

It was confirmed the McCormick remodel had been approved via email.

Scott Winn made a motion to approve the Watson remodel at 79 Peeler. Roger seconded the motion and it was unanimously approved. An approval letter would be prepared and verbal approval would be shared with the owner.

Plans for a remodel in Filing 3 had been approved by the MLM Board and plans would be requested for the MLPC review.

Rob explained the role performed by Bart Laemmel for construction projects in other Associations and it was agreed to continue to review options.

Scott Kelley explained there had not been a recent increase in delinquent dues and Toad would continue to monitor and report back. The ACC would review the process for tracking construction security deposits.

Scott Kelley confirmed Queen of All Saints Meeting Room had been reserved for the annual meeting on July 8, 2020 and Scott and DJ explained how they anticipated the Zoom participation in the meeting would be conducted. Roger and DJ confirmed they would be willing to continue on the Board. Topics for the annual meeting Agenda were discussed and specific discussion topics allocated to Board members. DJ said she would be reaching out to the few owners who had expressed an interest in joining the Board to fill the three vacancies. DJ explained written updates were being requested from the Crested Butte Land Trust but the Land Trust would not be invited to make a presentation at the meeting. The flyer identifying noxious weeds in the local area would be emailed to save on printing costs. Email addresses would once again be requested from owners.

It was agreed to research perimeter fencing responsibilities to help respond to an email received from Pristine Point.

The following dates were proposed for meetings:

June 16, 2020 at 3 pm  
July 8, 2020 at 6 pm for the annual meeting  
July 21, 2020 at 3 pm  
August 18, 2020 at 3 pm

The meeting adjourned at 6:03 pm.

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Prepared by Rob Harper, Toad Property Management