

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, MAY 30, 2023
4:00 P.M.**

Present by Zoom: Hilary Kunz
Sherri Twilleger
Dustin Gaspari
William Hamilton
Beth Hise
Joe Robinson, Toad Property Management

The meeting was called to order at 4:03 p.m. and quorum was declared.

Will made a motion to approve the minutes of the May 16, 2023 meeting. Sherri seconded the motion and it was unanimously approved.

Prior to the meeting Joe circulated some options for the new Budget and a summary explaining the various options. Joe explained a dues increase of 24% would provide the funds necessary to upgrade the street signage to make the signs stronger and avoid damage during the Winter months. A dues increase of 20% would provide the funds necessary to make repairs to the street signs.

It was generally agreed good street signage which would be visible during the Winter months was essential. Joe explained metal posts would be 12 feet long, with 3 feet of metal buried in the ground and where possible the posts would be set further back from the edge of the road to avoid damage from the snowplows.

Joe said dues would be \$200 per quarter for developed lots and \$90 per quarter for undeveloped lots. Joe explained undeveloped lots did not pay for trash collection and after reviewing the expenses the dues could be adjusted to \$200 for developed lots and \$100 for undeveloped lots and still be fair to the owners of undeveloped lots. It was generally agreed \$200 per quarter for developed lots and \$100 for undeveloped lots would be acceptable.

After discussion Beth made a motion to approve Option 1 of the Budget as presented and proceed with the new street signage. Will seconded the motion and it was unanimously approved.

Joe explained the Board approved Budget would be included in the documents for the annual meeting.

Dustin explained an approval letter had been sent to Jared Brin and Dustin said Beth Appleton was in communication with Jared Brin's attorney in an attempt to resolve some concerns/questions regarding some sections of the approval letter.

Dustin said the MLPC Bylaws appeared to be in conflict with the Colorado Common Interest Ownership Act ("CCIOA") as the Bylaws said a quorum of 51% (a majority of owners) was required and CCIOA said 20%. An additional section of the Bylaws (Section 2.031) said Election of Managers required a 2/3rds majority vote of the members present. Dustin explained an amendment of the Bylaws would require a majority vote to bring the Bylaws in line with CCIOA. Joe explained the 2022 annual meeting did not have a quorum and there was not an election. All board seats were up for election at the 2023 annual meeting. Some owners submitted proxies for the meeting and Joe confirmed he had a record of those votes. Using the wording in Section 2.031 of the Bylaws an Election of Managers could have been held in 2022 despite less than 51% participating in the meeting. It was generally agreed obtaining responses to amend the Bylaws would be challenging and a lengthy

process as some owners did not respond. Beth Appleton would assist in determining what needed to be included with the annual meeting documents.

Joe confirmed the annual meeting was scheduled for June 27, 2023 at 5:00 p.m. via Zoom.

Hilary suggested the annual meeting Agenda include an update about the Snodgrass Trail. Joe agreed to reach out to board members in Meridian Lake Meadows to obtain updates on meetings they had participated in.

Concern was expressed about the items being cleared from the barn at the entrance to Meridian Lake Park and left on the lot. Will said it appeared the new owner was moving items out of the barn and then the items were being taken away. Will volunteered to reach out to the new owners. Joe explained a welcome letter was sent to new owners and that explained to new owners how they could reach out to Toad or the Board. Joe agreed to circulate an email to the Board giving contact information about new owners and the Board could reach out to those individuals and introduce themselves.

Concern was expressed about trash blowing around the neighborhood and the Board performing a neighborhood clean-up was suggested. June 21st between 3 and 5 pm was suggested as a potential clean up day and notice of that could be included with the annual meeting documents to encourage owners to participate. Joe agreed to obtain some heavy-duty trash bags and owners would be encouraged to meet at Will's house on East Lane. Joe said a Toad dump trailer could probably be provided and parked on East Lane during the work.

Dustin suggested adding an update on Short Term Rentals to the Annual Meeting Agenda.

Concern had been expressed about the large Aspen log pile near the corner of Meridian Lake Drive and Meadow Lane. The trees had been cut during construction but the pile of logs was currently stored on a neighboring lot. Dustin agreed to reach out to the owner, and the owner indicated that the pile had been removed.

Joe agreed to draft the annual meeting documents and circulate to the Board for review and amendment. The documents would then be mailed and emailed to all owners. Reminders would be sent to owners for the annual meeting and the June 21st clean-up day.

Joe said emails had been sent out to the Board regarding a paint change request obtained from 39 Meridian Lake Drive. Joe explained approval was required to change the paint color. Sherri made a motion to approve the paint colors proposed for 39 Meridian Lake Drive. Dustin seconded the motion and it was unanimously approved. Joe agreed to notify the owners of the approval.

Concern was expressed about fire damage to a home and repairs had not yet been completed. Joe agreed to follow up with the owner and find out the plans for the work.

Joe agreed to notify owners of Moose in the area and the need to keep away from the animals as the Moose could be aggressive.

At 5:08 p.m. Beth made a motion to adjourn the meeting. Dustin seconded the motion and it was unanimously approved.