

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, JUNE 16, 2020  
3:00 P.M.**

Present by Zoom: DJ Brown  
Roger Woodward  
Scott Winn  
Scott Hamilton  
Heather Thomson  
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 May 26, 2020. Scott Winn seconded the motion and it was unanimously approved.

DJ said there were three vacant board positions and Heather Thomson had expressed interest in joining the Board. Heather introduced herself. Roger made a motion to appoint Heather to the Board to complete the remainder of one of the three vacant board positions. Scott Hamilton seconded the motion and it was unanimously approved.

Scott Hamilton said Robin Smith had expressed interest in joining the Board. DJ made a motion to appoint Robin Smith to the remainder of one of the two vacant board positions. Scott Winn seconded the motion and it was unanimously approved.

DJ said she was following up with a couple of owners who might be interested in joining the Board for the remaining vacant board position.

Roger said MLM had indicated they had satisfactorily completed their review of the Miller addition at Lot 51, Filing 3. Roger made a motion to approve the Lot 51, Filing 3 plans as submitted with the conditions outlined in Kent Cowherd's review letter. DJ seconded the motion and it was unanimously approved. DJ said she would send a letter to the MLM Board confirming the MLPC approval.

Roger said the Watson remodel at 76 Peeler Lane had received their approval letter on May 26, 2020.

Concern had been expressed about changes to drainage due to new construction on East Lane. Roger explained owners had communicated with each other and Roger said the contractor working on the foundation understood the drainage concerns and work was progressing.

Roger said the ACC would not be taking any further action on rewriting language for firepits on decks. Action would be taken on firepits as necessary in the future based on safety concerns.

Roger said he would contact a couple of owners who were having work done on their lots as no information about the extent of the work had been submitted to the Association. Roger said he would report back to the Board.

Roger said two new home projects were nearing completion.

It was agreed Roger would reach out to Brinn in an attempt to have a one on one conversation and to reach some resolution on the construction plans resulting in acceptable final plans being submitted. It was also agreed the attorneys would be asked to set up the one on one conversation and Roger would report back to the Board.

A financial report was distributed prior to the meeting. Scott Hamilton said he had reviewed the Budget and would email questions to Scott Kelley.

After discussion it was agreed the current COVID-19 guideline limiting group size to 25 people would make it difficult to conduct the meeting at Queen of All Saints and owners would be encouraged to participate by Zoom. It was agreed Board members would meet at the Toad office and Scott Kelley would act as moderator for the meeting and owners would be on mute and submit questions through the chat facility. A notice would be emailed to owners with instructions regarding the removal of a physical location for the meeting and participation by Zoom/phone. DJ suggested having one more Board meeting prior to the annual meeting to address Agenda topics and prepare for the annual meeting as the format would be different this year.

Scott Kelley said a request had been made that owners and their guests access the Snodgrass Trail through the designated trail and not go through the Allen Family property (at the turnaround) as the fence was continually being damaged and the Allen Family did not support that route. It was agreed to send a notice to owners and also remind owners at the annual meeting.

It was agreed to continue to research perimeter fencing costs and responsibilities.

Scott Hamilton said the Water District had also formed a subcommittee to deal with MLPC matters and Scott said he would reach out to Bill Ronai to ask if he would be willing to join the subcommittee of Scott Hamilton and Robin Smith. Scott said he would reach out to the Water District and resume discussion.

DJ said Heather was willing to join the ACC and it was agreed the regular ACC would be Roger, Heather and Scott Winn. The ACC was reminded of the need to respond promptly to all ACC correspondence.

Scott Kelley agreed to circulate the weed flyer to all owners by email.

The annual meeting was scheduled for July 8, 2020 at 6 pm and the next regular Board meetings would be July 21, 2020 and then August 18, 2020.

DJ made a motion to adjourn the meeting at 5:08 pm. Roger seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management