

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, JUNE 20, 2023
4:00 P.M.**

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

The meeting was called to order at 4:09 p.m. and quorum was declared.

Beth made a motion to approve the minutes of the May 30, 2023 meeting. Hilary seconded the motion and it was unanimously approved.

Prior to the meeting Beth Appleton had drafted amendments to the Bylaws regarding quorum requirements, reducing to 20% in line with CCIOA. Joe explained the amendment would require a 55% approval and Board members had been asked to consider any additional amendments. Dustin said Beth Appleton's amendment did not address the election of the Board of Managers and Beth had agreed to draft wording consistent with other associations. Dustin volunteered to review the language prepared by Beth Appleton and either make amendments so the paragraphs were easier to understand or draft a covering letter to explain the intent of the legal language.

Once Beth Appleton completed the language for the Bylaw amendment it would be circulated to the Board via email and then sent to all owners as part of the annual meeting documents. The annual meeting would be an opportunity to explain the proposed amendment and encourage owners to vote in favor of the change. Reminders for the meeting and the return of the Bylaw amendment Ballot would be sent by email. Scott said it would be necessary to reach out to some owners to remind them to vote and return their Ballot. Dustin asked if Toad could assist with phone calls or if there was a method to text owners. Dustin said Inside HOA appeared to have a good service but the cost was high and it was agreed Board members would reach out to contacts to find solutions to improve communication with the Board and owners. Allie and Hilary agreed to prepare a document to explain how Google could improve communication and how it would work with the Meridian Lake domain. Joe said the AppFolio software might provide a text service to owners and he would follow up on that.

Joe confirmed it would be possible for owners to respond to the Bylaw amendment voting request by email and it was not necessary to print/sign and return each Ballot. Hilary said it would be necessary for somebody to review email responses and confirm each lot had only voted once. Hilary confirmed there was a way to block multiple electronic votes for each lot.

After the annual meeting a reminder would be sent to owners who had not responded to the Bylaw amendment.

Prior to the meeting draft annual meeting documents had been circulated to the Board for review. Joe reviewed topics for Old Business and Sherri agreed to provide an update at the meeting on Short Term Rentals. Dustin agreed to draft a note updating owners on the agreement signed with Mt. Crested Butte Water & Sanitation

District. Scott agreed to reach out to Bill Ronai to ask if he would speak/answer questions at the annual meeting on the agreement reached with Mt. Crested Butte Water & Sanitation District.

Beth agreed to give a short update to owners at the meeting about Long Lake. Beth said she would reach out to the Land Trust and the mountain bike association for any additional updates.

Scott agreed to reach out to Dave Ochs to see if there was any update on the Snodgrass Trail to share with owners at the annual meeting. Will said a reminder to owners to close gates or leave gates open and abide by signage might be useful.

Joe confirmed the Reservoir had been stocked with fish. Scott said he would reach out to Peggy to update owners on the fish stocking and how owners could contribute money for future fish stocking. Photographs of the fish stocking would be shared with owners.

A reminder to owners to add contact information to DirectorySpot.com would be beneficial and Scott agreed to ask if an update at the meeting was necessary.

After the annual meeting there would be a short Board meeting to elect officers. Joe asked Board members to give some consideration to officer roles.

Joe confirmed all seven Board members were willing to volunteer for additional terms. Dustin encouraged Board members to review the Bylaws and email him with any possible amendments. Article 4.01 of the Bylaws required amendment to clarify the number of Managers on the Board at any time.

Joe explained Rob Harper of Toad and some Board members were able to sign bank documents, including checks. Dustin said he was thankful for the confirmation of bank account access – i.e. separation of transfer / check drafting authority and bookkeeping supervision.

Joe said Lot 16, Filing 2 (63 East Lane), had provided preliminary plans and those plans had been shared via email with Lot 17. Joe confirmed the Lot 16 owner had been asked by email to provide a viewshed analysis as part of the submission. It was agreed a list of comments/concerns would be prepared and sent to the Lot 16 owners and their architect. Drainage on the lot needed to be considered and concern was expressed about the height measurement, which appeared to be missing from the preliminary plans. It was suggested that preliminary plans be passed to Kent Cowherd, architect, for review. Joe confirmed a preliminary review did not require the owner to pay a review fee for Kent Cowherd's time. Dustin said a GeoTech review had been prepared to address drainage concerns and the proposed location of the structure took drainage issues into account. Dustin confirmed the Lot 17 owner had been asked to provide confirmation that the viewshed analysis for Lot 17 could be shared with the Lot 16 owner. Joe Robinson had previously sent an email connecting the owners of each lot in hopes that the owner of Lot 17 would share applicable portions of their plans/viewshed analysis for purposes of incorporating into Lot 16's viewshed analysis. Scott said he would abstain from the approval process of Lot 16.

Joe agreed to reach out to the Lot 16, Filing 2, owner and explain a Drawing Review Fee would be required if the owner wanted Kent Cowherd, the Association's architect, to review the preliminary plans. The architect's review would allow the Board to provide a more comprehensive review of the preliminary plans.

Joe said the dump trailer would be available by 2 pm on June 21st at Meridian Lake for the cleanup. Joe confirmed another reminder email would be sent to owners to encourage volunteers. Depending on the number of volunteers who turned up would determine the areas to be addressed. Joe said he would pick up water and

soft drinks and bags would be available. Will confirmed volunteers would be walking along the road and picking up the small trash at the edge of the road.

Some owners had asked how the fishing at the Reservoir would be controlled. Current signage would be left in place and discussed again later in the season. The Reservoir would be maintained by Mt. Crested Butte Water& Sanitation District in the future.

At 5:51 p.m. Hilary made a motion to adjourn the meeting. Will seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

DRAFT