

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, JUNE 25, 2019
3:00 P.M.**

Present: Roger Woodward
DJ Brown
Chuck McGinnis
Beth Hise
Fred Rock (by phone)
Scott Hamilton
Robin Smith
Kurt Giesselman
Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management
Ian Ryder, Toad Property Management

Rob called the meeting to order at 3:02 pm and confirmed there was a quorum.

Chuck made a motion to approve the minutes of the meeting held on May 21, 2019. Roger seconded the motion and it was unanimously approved.

Kurt Giesselman explained the Crested Butte Land Trust and the Forest Service were moving forward with a land swap of 120 acres at Long Lake which included 300 acre feet of water. Kurt said the land swap was scheduled to officially happen on October 1 and on June 28, 2019 binding documents would be signed if all the loose ends had been tied up by then. Kurt explained the Forest Service had an easement to cross a small section of Pristine Point land to reach the parcel of land by the lake and Pristine Point, with legal counsel, were presently negotiating amendments to that easement. Kurt said the Land Trust planning included possible expansion of the parking lot and the addition of restrooms and a bus stop on land currently owned by Meridian Lake and the County. Robin Smith asked the Board to reach out to the Land Trust to obtain all the available information regarding the open space where the tennis courts used to be and DJ agreed to reach out to the Land Trust and arrange a meeting. Fred suggested Robin attend that meeting.

Roger explained a letter had been sent to all owners in May asking for a yes or no vote to proceed with a Covenant amendment. Roger said the most recent tally to proceed with an amendment to sections of the Covenants was 35 opposed and 34 in favor. It was agreed this would be discussed at the Annual Meeting and more responses would probably be available at that time. A short discussion followed regarding the intent of the Covenants and how to enforce the existing Covenants consistently and in a friendly manner. Kurt and Robin left the meeting.

It was agreed the ACC would meet at 2 pm on the same day as future Board meetings. Rob said a revised plans had been received for the MacDade project and Kent Cowherd had completed his final review. It was agreed variances from the Board would be required and to help with the review a meeting would be scheduled with Kent at the earliest opportunity. Rob agreed to request four additional copies of the full size plans to assist with the ACC and Board review.

Responsibilities for presenting specific topics at the annual meeting was discussed and Long Lake and Water Updates would be addressed under New Business. It was agreed owners would be reminded to tidy up their lots

and make repairs after the harsh winter. Rob agreed to arrange beer, wine, water and some cheese and crackers for the annual meeting.

Jim reported approximately \$10,700 in the checking account and approximately \$21,500 in the general reserve account which represented six months of operating expenses. Jim explained there was approximately \$14,800 in the capital reserve account. Rob agreed to once again review the Cleanup Deposit list to find out if any deposits could be refunded. After the annual meeting the Board agreed to perform another walk through of the area and notify owners of concerns or violations.

It was agreed road surfaces required attention and speeding continued to be a problem. Rob agreed to obtain an update from the County on road repairs and there would also be a request for additional speed limit signs along the County roads.

At 4:54 pm Chuck made a motion to go into Executive Session to discuss water issues. Roger seconded the motion and it was unanimously approved. Scott left the meeting.

At 5:17 pm Beth made a motion to leave Executive Session. DJ seconded the motion and it was unanimously approved.

Chuck made a motion to authorize a \$5,000 legal retainer for Mark Hamilton, water attorney, to assist in the preparation of a strategy to deal with long term water issues. Roger seconded the motion and it was unanimously approved. It was agreed the water subcommittee would be increased to at least three people.

It was agreed the next meeting would be held on July 16, 2019 at 3 pm with the ACC meeting on July 11th or 12th and again at 2 pm on the 16th.

At 5:30 pm Roger made a motion to adjourn the meeting. Beth seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management