

**MINUTES
MEETING OF THE BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
MONDAY, JULY 1, 2024
4:00 P.M.**

Present by Zoom:

Scott Winn
Dustin Gaspari
Hilary Kunz
Allie Cote
Sherri Twilleger
Will Hamilton
Alex Summerfelt, Toad Property Management

Scott called the meeting to order at 4:02 p.m. and Alex confirmed a quorum.

Alex said notes of the June 18, 2024 meeting had been circulated for review but there had not been a quorum. The notes would not be displayed on the website.

Alex confirmed there would not be an Executive Session during the meeting and the purpose of the meeting was to approve the Budget.

Alex explained a draft 2024/2025 Budget had been circulated prior to the meeting. The Insurance line item had been increased significantly as all associations were facing large increases on renewal rates. Efforts were being made to find the best policy and price. Reserve Funds had reduced during the past year and it was generally agreed \$16,000 would be collected in 2024/2025 to start to rebuild that Reserve. A dues increase would be necessary to cover the increased costs.

Dustin made a motion to approve the 2024/2025 Budget as presented. Allie seconded the motion and it was unanimously approved.

Alex confirmed the annual meeting packet would be mailed to all owners the following day.

Alex explained the Pristine Point Board had approved a garage remodel at 79 Pristine Point Way and Kent Cowherd, architect, had reviewed the plans on behalf of MLPC. The remodel would be considered a major renovation in accordance with the MLPC Design Guidelines. It was agreed the MLPC Board approved the plans as submitted and Alex would send an approval letter to the owners.

Alex confirmed in the future all construction plan submittals would be added to Shared Documents in the AppFolio software and Board members would be able to access that information.

Alex said Penguin Pest Control would assist Toad with the repair of the perimeter fencing. Will said the Allen Family had already been out maintaining the east/west fence.

Alex agreed to reach out to the Town of Mt. Crested Butte to book the wedding venue for the community social event in August.

Allie explained she would be leaving the Board and Alex said the annual meeting documents would ask owners interested in joining the Board to reach out to him prior to the annual meeting.

At 4:26 p.m. the meeting adjourned.

Prepared by Rob Harper, Toad Property Management

DRAFT