

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, JULY 16, 2019
3:00 P.M.**

Present: DJ Brown
Chuck McGinnis
Beth Hise
Scott Hamilton
Rob Harper, Toad Property Management

DJ called the meeting to order at 3:08 pm and confirmed there was a quorum.

DJ said she would email board members each month requesting Agenda items and asking sub-committees to submit reports and then work with Rob to formulate the Agenda for distribution.

Chuck made a motion to approve the minutes of the meeting held on June 25, 2019. Beth seconded the motion and it was unanimously approved.

Chuck said the ACC had met and Chuck had agreed to be Chair with Beth working closely with him to track the review process. Chuck explained Roger Woodward was on the ACC and one other Board member should join the ACC. Chuck said Susie Maclean had volunteered to be an ad hoc member of the ACC. Rob agreed to check with Beth Appleton for any necessary procedural issues which needed to be dealt with prior to a non Board member joining the ACC. Chuck said Kent Cowherd, Architect, had attended the ACC meeting and it was agreed it would be a benefit to have him at future ACC meetings and the additional cost of his time would be reviewed at the end of summer.

Chuck presented ideas for regular written updates to the Board following the ACC meetings and ideas of how the ACC and Board would present information to the owners. The detail of outstanding ACC review projects was discussed and reviewed with the Board. Chuck explained the ACC would review the funds currently held by the Association and refund construction deposits where appropriate. The ACC said they would review options for tracking plan review and construction and Rob said he would provide some information about hiring somebody outside of the association to assist the ACC.

Chuck said there was not much to report on the Water Committee and Mark Hamilton, Water Attorney, would be back from a sabbatical in September and the Committee would meet with him at that time.

Rob agreed to gather together past information regarding the decision to not stock the reservoir with fish at this time and circulate that information to the Board for review and discussion at the next meeting.

Concern was expressed that the Reserve Account had not increased over the past few years and the Board agreed to review the 2019/20 Budget and adjust line items if necessary. It was also agreed the level of quarterly dues required review as costs continued to increase but dues had remained the same. Rob said financial reports would be available prior to the next meeting and at future meetings there would be a more detailed discussion about the finances and the budget.

Noel Durant, of the Land Trust, would be at the next meeting. It was agreed the discussion would be general as the Board needed to talk and review options in preparation for future meetings with the Land Trust.

It was suggested the annual meeting discussion and debrief would be pushed to the next meeting when Board members were present and at that meeting officers would be elected.

It was agreed a letter would be drafted and sent to Marlene Crosby at Gunnison County requesting road repair, speed limit signs, road markings, guardrail damage and additional guardrail and speed control efforts near the reservoir.

Chuck explained Pristine Point would be reviewing the need for a short term rental policy in Filing 4 and the Pristine Point Board would contact the MLPC Board if a policy or rule was going to be put in place.

It was agreed Agenda topics would be submitted in advance of meetings together with written reports from the Sub-Committees. DJ and Rob agreed to coordinate the preparation and circulation of the Agenda, financial report, prior meeting minutes, Sub-Committee reports and any additional items. Concerns or questions regarding the documents would be submitted prior to the meeting by email in an effort to streamline discussion and control the length of future meetings.

The next meeting was scheduled for August 20, 2019 at 3 pm with the ACC meeting at least one week prior to that meeting.

At 4:57 pm Chuck made a motion to adjourn the meeting. Beth seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management