

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, JULY 21, 2020
3:00 P.M.**

Present by Zoom: DJ Brown
Roger Woodward
Scott Winn
Scott Hamilton
Heather Thomson
Robin Smith
Wil Hamilton
Scott Kelley, Toad Property Management
Andrew Hadley, Architect

The meeting was called to order at 3:07 pm and a quorum confirmed.

Wil made a motion to approve the minutes of the meetings held on June 16, 2020 and June 23, 2020. Roger seconded the motion and it was unanimously approved.

Roger introduced Andrew Hadley, a local architect working on a modern design proposal with a roof pitch of considerably less than the standard 4:12 pitch. Roger explained the house would be designed to withstand the snow loads and a variance or change to the Design Guidelines would be necessary if the Board wanted to approve the design. Andrew explained it was just a conceptual design at the present time for a 1,750 sq. ft. house with an integrated secondary residence on Judd Falls Circle. The ACC agreed to review the guidelines regarding a secondary residence. Andrew agreed to email rough sketches of the conceptual design for review by the ACC and Andrew left the meeting.

Scott Hamilton made a motion to keep officers the same. Robin seconded the motion and the following appointments were unanimously approved:

President	DJ Brown
Vice President	Scott Winn
Secretary	Roger Woodward
Treasurer	Scott Hamilton

Roger gave an update on current ACC review projects and said Kent Cowherd had been asked to review a new home in Meridian Lake Meadows while the Meadows Board reviewed the plans. Roger said work on the modular home at Filing 2, Lot 9 was underway and the owner would be submitting plans to the ACC and the County to add a wraparound deck to the finished home. Roger explained roof repairs were underway at Filing 2, Lot 3 and it was agreed the project did not require approval from the ACC.

Roger thanked the Board for their review of recent communications with project requesting owners. Roger recognized to the Board that legal counsel, Beth Appleton, had also recently been engaged for assistance with responses to owners as well.

Roger reported that the owners of Filing 2, Lot 17 acknowledged receipt of the most recent communication. The ACC was waiting final submission of plans from the owner.

Concern was expressed about picnic tables being placed on vacant lots. The Board discussed the history of picnic tables and camping on unimproved lots.

Scott Hamilton said legal fees were running high and would exceed Budget if expenses continued. Scott Kelley said there was approximately \$36,000 in the two Reserve Accounts. Robin said there had been a couple of meetings with the Water & Sanitation District and legal expenses might come up in the future if documents needed to be amended. It was agreed attempts would be made to keep legal review for all matters to a minimum.

It was generally agreed the Zoom format for the annual meeting went well. DJ said she would follow up with the County regarding road maintenance as concern about the condition of the roads had been raised at the annual meeting. It was agreed fish stocking would be on the September Agenda if there was interest in pursuing it.

DJ said Pristine Point had submitted a request for MLPC to take on the perimeter fencing costs currently paid by Pristine Point. DJ explained some of the history behind the perimeter fencing and Scott Hamilton said the Spring and Fall costs were approximately \$700 for the laying down of the fence each season. Concern was expressed that full replacement of the fence might be a cost in the future. DJ agreed to reach out to Kurt Giesselman and request additional information regarding the fence and future maintenance costs of that fence.

Robin said a new owner had approached him with questions about how the Association operated. Scott explained a welcome letter was sent to new owners once the title company had provided confirmation of the sale and the name and address of the new owner. DJ asked Board members to think about ways to improve communication with owners and it would be a future Agenda item.

DJ made a motion to adjourn the meeting at 5:06 pm. Roger seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management