

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, AUGUST 15, 2023
3:00 P.M.**

Present by Zoom: Scott Winn
Hilary Kunz
Sherri Twilleger
Dustin Gaspari
Will Hamilton
Joe Robinson, Toad Property Management

The meeting was called to order at 3:04 p.m. and a quorum was declared.

Dustin made a motion to approve the minutes of the July 18, 2023 meeting with an amendment proposed by Hilary. Scott seconded the motion and it was unanimously approved.

Dustin made a motion to approve the minutes of the August 1, 2023 meeting. Sherri seconded the motion and it was unanimously approved.

Dustin said the proposed changes to the Bylaws included a reduction of a quorum from 50% to 25% and the other language was in accordance with Colorado Common Interest Ownership Act ("CCIOA") requirements. Dustin explained there would be a review period for owners and a meeting would be scheduled just to discuss and then count votes. Hilary said electronic votes needed to be counted by a third party, which could be Toad, and the Board could not be involved in the process. Hilary explained responses and review of those responses would all go to Joe via the voting software but Hilary would be able to assist in the initial setting up of the software. A letter, an email and a text would be sent to owners in an attempt to reach all owners. It was agreed Board members would reach out to owners to remind them to vote and how the list of owners would be divided up between the Board would be decided via email. Dustin and Joe would finalize the documents going out to owners and Joe and Hilary would finalize the voting process. It was agreed it needed to be a yes or no vote to the entire revision of the Bylaws and not a selection of specific amendments. Ninety-one yes responses would be required to pass the amendment of the Bylaws. Dustin said he would be happy to speak to owners with questions.

Prior to the meeting Beth Appleton had updated the Collection Policy in accordance with changes in CCIOA. Beth said the Collection Policy needed to be posted on the website for 30 days for owner comments. After the 30 days the Board would be able to adopt the revised Collection Policy. Dustin made a motion to post the updated Collection Policy to the website for owner comment after one final review of the Collection Policy by Toad and Dustin. Scott seconded the motion and it was unanimously approved.

Hilary said the dog waste stations were a great idea and suggested adding two extra stations in an attempt to encourage dog owners to pick up and dispose of the dog waste appropriately. Joe said one new dog waste station had been previously approved but not yet installed. Joe agreed to check current pricing and get the waste station installed in the Fall.

Hilary suggested a neighborhood FaceBook page as a way to reach out to owners in an informal way. Hilary agreed to set up the FaceBook page and the page would be updated during future Board meetings as all Board members provided information. The page would be restricted to owners.

Hilary suggested holding a wildfire mitigation meeting to educate owners and encourage owners to be proactive on fire safety. A clean up day might be an option and the Board could arrange methods to easily dispose of tree limbs, waste wood, etc.

Scott said the company maintaining the perimeter fence were concerned about owners intentionally damaging the perimeter fence for easy access. Scott explained Board members needed to remind owners to keep the perimeter fence in place as under Colorado law it was necessary to fence cattle out and the maintenance of that perimeter fence was an Association expense.

Dustin explained Beth Appleton was drafting a letter to owners regarding legal action which had been filed by an owner and the Association's insurance claim. The letter was intended to alert owners to the legal action and updates on an attempt to claim on insurance would be available in the future. The Board would attempt to keep owners updated but the attorneys would be dealing with the Complaint and the attorneys would advise on information to be shared with owners. Beth Appleton was reaching out to prior Board members to obtain information cataloging all contact with the owner who had initiated the legal action. Scott agreed to reach out to Allie as she had been in contact with the owner on behalf of the Board.

Board members would submit any revisions for the Annual Meeting minutes to Joe.

Joe confirmed the food for the social event would be delivered at 4:45 p.m. and Joe said he would be picking up ice and cups. Dustin volunteered to pick up the keg and some wine. Will said he would be bringing soft drinks, left over from the clean-up day, and also some ice. Scott had the name tags and pens.

At 4:07 p.m. Will made a motion to adjourn the meeting. Hilary seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management