

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, AUGUST 18, 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

The meeting was called to order at 3:10 pm and a quorum confirmed.

Wil made a motion to approve the minutes of the July 21, 2020 meeting. Heather seconded the motion and it was unanimously approved.

Prior to the meeting an ACC report had been distributed to the Board. Roger explained the plans for L3, Lot 38 (O'Brien) had been reviewed and approved by Meridian Lake Meadows and Kent Cowherd. The fiberglass windows had been approved by MLM and Roger made a motion to approve the amended plans for F3, L38 including the use of fiberglass windows. Scott Winn seconded the motion and it was unanimously approved. An approval letter would be sent.

Roger explained emails had been received from the owners of F2, Lot 17 but final plans had not been submitted. Beth Appleton would be advising the Board on how to respond to the recent emails.

Roger confirmed landscaping work was in the final stages at F2, Lot 33 and Ben Somrak had requested a refund of 50% of the deposit. Scott Kelley confirmed a check would be sent to Ben.

Andrew Hadley had provided a conceptual design for a house on Judd Fall Circle with less than a 4:12 roof pitch. Roger explained the roof was not flat but it would be necessary for the Board to agree to a variance to have the roof pitch less than the standard 4:12. It was generally agreed the Board would be open to consider a variance request for a roof pitch on a case by case basis. Scott Hamilton abstained from commenting on the roof pitch as he was a neighbor. Roger agreed to report back to Andrew Hadley and suggest he submit plans for review.

The process for refunding construction deposits was discussed and Roger agreed to drive by the recently completed home on Slate and obtain a copy of the County Certificate of Occupancy and report back to the Board on a recommendation to refund the construction deposit. A 50% deposit would be refunded if clean up was completed and the remaining 50% would be refunded upon completion of landscaping.

Scott Kelley said the street sign at the corner of Meridian Lake Drive and Peeler would be repaired. It was agreed the road condition on Washington Gulch continued to deteriorate, guard rails required repair and the large dirt pile was still being stored in one of the pull-outs. It was agreed a letter would be drafted to Gunnison County requesting repair of Washington Gulch and also additional speed limit signs on Meridian Lake Drive. Board members were encouraged to contact the County by phone requesting road maintenance.

Robin and Scott Hamilton gave an update on recent discussion with the Water District regarding replacing the existing water documents with new agreements and for the stand alone system being absorbed into the District. Robin confirmed there had also been a meeting with Chuck McGinnis, Bill Ronai, Kurt Giesselman and Roger Cram and they all supported the current approach being taken. Robin said he was attempting to reach out to Mark Hamilton, or another water attorney, to obtain a rough estimate for the cost of reviewing any new agreements.

Scott Hamilton said attorney's fees continued to run high and the invoices were being reviewed and it would be necessary to monitor those expenses and decide how to fund the legal fees. Scott Kelley confirmed foreclosure was underway regarding one owner.

It was agreed fish stocking would be discussed at the October meeting and a letter would be emailed to owners alerting them of the meeting.

It was agreed the Board would send a letter to new owners in addition to the letter sent from Toad Property Management. The letter would be drafted and reviewed by the entire Board.

A letter requesting additional information regarding perimeter fencing had been sent to PPOA and any feedback would be shared with the Board and either discussed by email or at a future Board meeting.

It was agreed upcoming Board meetings would be held on September 15, 2020, October 20, 2020 and November 17, 2020.

A motion was made to adjourn the meeting at 4:28 pm. The motion received a second and was unanimously approved.

Prepared by Rob Harper, Toad Property Management