

MINUTES
MEETING OF THE BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, AUGUST 19, 2025
4:00 P.M.

Present by Zoom: Scott Winn
 Sherri Twilleger
 Will Hamilton
 Anne Cargill
 Luke Eaton
 Eric Marye
 Jesse Drees, Toad Property Management
 Elizabeth Norton

Jesse called the meeting to order at 4:05 p.m. and confirmed a quorum.

Will made a motion to approve the minutes of the July 1, 2025 meeting. Sherri seconded the motion and it was unanimously approved.

Jesse explained Kent Cowherd, architect, on behalf of the Association had reviewed the construction plans submitted by Elizabeth Norton for 338 Meridian Lake Drive. Kent had provided comments and recommendations to the Board. A variance was required for patio and roof overhangs which would make the project 99 feet over the allowable size for the lot. After a short discussion Sherri made a motion to approve the plans as submitted with the variance request. Eric seconded the motion and it was unanimously approved. Jesse said an approval letter would be sent to Elizabeth Norton so she could submit her plans to the County.

Jesse said the owner of 114 Meridian Lake Drive had sent an email confirming the fire pit would be eliminated from the deck addition plans. Scott made a motion to approve the deck addition plans with the elimination of the fire pit at 114 Meridian Lake Drive. Eric seconded the motion and it was unanimously approved.

Section 8.5 of the Covenants regarding review of plans was discussed. During the months of March – August the Board had 15 days to review new construction plans. Any submission must contain all the required information to trigger the start of the 15 days review period. As Kent Cowherd reviewed plans first and the Board met once a month it was difficult to always meet that timeframe and denial letters were sent to the owner to give the Board more time to complete the review. Jesse agreed to send a copy of the denial letter to Eric for review and comment. A Covenant amendment would be necessary to change the Covenants and remove the 15 day approval period. Eric said he would call Beth Appleton, legal counsel, to discuss the process for a Covenant amendment.

Jesse explained 75 Wolverine Circle had recently submitted construction plans which had been reviewed by Kent Cowherd. Payment for design review had been received but the deposit had

not. Jesse agreed to check the height of the house with Kent to confirm compliance with the governing documents. A variance request might need to be submitted.

Construction plans and Checklists would be in the AppFolio software for the Board to review.

Scott would be stepping down from the Board. It was agreed all board members would be involved in decisions and Board positions could be discussed at a future meeting. Board members were asked to reach out to neighbors to encourage them to join the Board.

No update was available on the current lawsuit.

A Financial Report would be sent to the Board for review. Fence repair was over budget but similar to some earlier costs. Scott said he would draft a letter to all owners and also provide a Financial Report. Scott was thanked for his work on the Board.

At 5:25 p.m. Will made a motion to adjourn the meeting. Sherri seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management