

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, AUGUST 20, 2019
3:00 P.M.**

Present: Roger Woodward
Chuck McGinnis
Scott Winn
Beth Hise (by phone)
Scott Hamilton (by phone)
Fred Rock (by phone)
Noel Durant, Crested Butte Land Trust
Brian Brown
Rob Harper, Toad Property Management
Peggy Langewisch, Toad Property Management

Rob called the meeting to order at 3:04 pm and confirmed there was a quorum.

Chuck made a motion to approve the minutes of the meeting held on July 16, 2019. Beth seconded the motion and it was unanimously approved.

Roger made a motion to appoint the following officers, Fred seconded the motion and it was unanimously approved:

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| President | DJ Brown |
| Vice President | Beth Hise |
| Treasurer | Chuck McGinnis |
| Secretary | Roger Woodward |

Noel Durant said the Land Trust was within \$400,000 of reaching the \$3.3M fund raising campaign to protect 120 acres on the east half of Long Lake. Noel said title work with the Forest Service was nearing completion, including working with Pristine Point to finalize access easements. Noel explained the access easement would not permit public motorized access through Pristine Point and any vehicular access would be restricted to Land Trust special event traffic or maintenance. Noel said the easement was currently with the attorneys and David Light as owner of Lot 18, Pristine Point, was also involved in all discussions. Noel explained the title documents also acknowledged all third party water rights within the 120 acre parcel and those rights would remain unchanged.

Noel explained the Bureau of Land Management (BLM) had to review mineral rights and that review was expected to take 90 days. The BLM review might delay the closing until the end of the year or a Fall closing would occur if the BLM review was completed earlier.

Noel said the Land Trust was working towards a master plan with MLPC and wanted to use Land Trust funds to have a design professional address needs for infrastructure, including parking. Noel explained the first step would be to educate the public about the change of ownership, install signage and the focus in 2020 would be the master plan, including funding for that plan, with implementation of the plan in 2021.

Chuck explained some owners on Snodgrass Lane had requested a landscaping buffer between any parking areas and the MLPC homes and Noel confirmed the Land Trust wanted to work with the neighbors to come up with an acceptable design plan.

Noel explained the Land Trust was working with the Allen Family regarding access to the lake and an agreement to make the Land Trust responsible for construction and maintaining of new trails and restoring the old trail areas. Noel said the Land Trust would have signage, different in style to the usual Land Trust signs, acknowledging the provision of access by the Allen Family as well as advising people of regulations, use restrictions and warnings. Roger suggested a sign alerting swimmers to the dangers of swimming in cold water. Noel said he had met with the Allen Family to discuss the County right of way and realignment of the parking area to maximize parking spaces. Noel explained a design professional would be engaged to come up with a master plan instead of having the County Public Works prepare something. Noel said any future agreement with the Allen Family would be similar to the current access permission and the Allen Family could revoke the public use at any time.

Noel said the fund raising campaign was ongoing and there had been a tremendous response from owners in Meridian Lake Park and private foundations were also being contacted for funds. If the fund raising effort failed to obtain the final \$400,000 there were several options for funding available.

Noel Durant left the meeting.

Brian Brown, representing the Mt. Crested Butte Water & Sanitation District, said the first draft of the Raftelis financial report would be available to the Water District Board within the next week. Brian explained the District would review the financial report tracking MLPC income, expenses and debt service and make changes as necessary before finalizing the report. Brian expressed concern about the accuracy of the current spreadsheet tracking MLPC expenses and debt payment and said the new report focused on specific MLPC expenses, shared expenses with the rest of the District and hopefully the report would give some guidance on how to allocate those expenses accurately for the future. Chuck stressed MLPC owners were paying the same base rate as Mt. CB residents and questioned if money from MLPC owners was financing Mt. CB capital improvements instead of going towards the MLPC debt for capital improvements.

Brian said the first draft of the report would be reviewed with the District's attorney and the draft report would not be available to the public while the District reviewed it. Brian stressed there was a single water district with rates set throughout the District and the State did not require MLPC information to be retained separately. Brian questioned whether the MOA between MLPC and the District should be voted.

Brian left the meeting and encouraged owners to contact him with questions or concerns.

A long discussion followed and it was agreed MLPC would wait for the final report and discuss at that time.

Chuck said an ACC report had been distributed to Board members prior to the meeting. Chuck explained the ACC now consisted of four Board members, Chuck, Roger, Beth and Scott Winn, and at this time did not require any additional members or for the architect Kent Cowherd to regularly attend the ACC meetings. Chuck confirmed Kent would continue to review plans and advise the ACC.

Chuck made a motion to accept the ACC Responsibilities as outlined. Scott Winn seconded the motion and it was unanimously approved.

Chuck made a motion to accept the ACC Protocol guidelines as outlined. Roger seconded the motion and it was unanimously approved.

Chuck said good progress by the ACC had been made on the long list of new construction and remodel projects. Chuck explained 3 projects had been approved since the last meeting, including two setback variances approved by the Board.

Chuck said two new home projects were coming up on East Lane and one project would need a variance for the driveway for safety reasons and a variance for soil stability and erosion control.

Chuck said the construction deposit list had been carefully reviewed and the ACC recommended returning a lot of deposits as homes had been completed. Roger confirmed Toad was reviewing past records to confirm the receipt of the deposits and also confirming that those deposits had not been previously refunded.

Chuck said the driveway at the Nay project might be slightly over the lot line although that had not been officially confirmed. Chuck said Filing 3, Lot 24 had a driveway easement in that location but it appeared as if that lot would still have space for their driveway.

Chuck said Lots 7 and 8, Filing 1 had settled the driveway dispute and a lot line adjustment had been filed in the County records. As everything had been completed the ACC recommended the return of the \$500 construction deposit to Sam Stuart.

Chuck said the ACC recommended the return of the \$1,000 construction deposit to Filing 2, Lot 1. Chuck said part of the driveway was outside the lot line on Association open space but the driveway looked good and revegetation had been undertaken and it would be the responsibility of the owner to deal with the related title issues at the time of sale.

Chuck made a motion for construction deposits to be refunded in accordance with the ACC recommendations. Scott Winn seconded the motion and it was unanimously approved. Rob said Toad would finish review of prior records, prepare the refund checks and send to owners using the prepared letter template. Chuck said the ACC would like to send e-mail notification to owners prior to the return of the security deposit. Chuck will draft an e-mail template for this purpose and the ACC will send to owners, followed by a letter and the check by Toad.

Chuck was thanked for his hard work on the construction deposit refunds and for streamlining the approval process for new construction and remodels. Chuck said the ACC would review the feasibility of staged refunds of the construction deposits in the future.

Rob said a financial report as at July 31, 2019 had been distributed prior to the meeting. Rob explained Jim was no longer working for Toad and Peggy had recently been hired to work on the financial reporting. Peggy said fence repair had been paid to Davidson Wildlife and Rob said the snow had caused a lot of damage during the winter. Peggy explained legal expenses included some expenses incurred prior to the start of the fiscal year and no new legal expenses had been paid in the past month.

It was agreed some expenses already exceeded the budgeted amount and an adjustment to the Budget or a dues increase might be necessary. The Board would continue to review the expenses versus Budget and at the October meeting, when six months of operating expenses were available, a decision would be made.

A formal complaint had been received on August 16, 2019 regarding an RV in Filing 1 which had been there for several weeks. It was agreed an email would be sent to the owners of the RV with a demand for the RV to be removed. The Board will review the MLP Enforcement Policy approved in 2015.

Beth said she had not yet contacted the County regarding the roads but would do that.

Chuck said the Water Committee were waiting for Mark Hamilton to return to the office in September. Robin Smith had volunteered to be on the Water Committee and Scott Hamilton had also agreed to join the Committee. Beth Hise was willing to step down from the Committee which would leave the Water Committee as Robin Smith, Chuck McGinnis and Scott Hamilton.

Fred agreed to review the voluntary directory for MLPC owners started in 2018 and report back at the next meeting.

Rob said the Post Office was not willing to install a central mail box at MLPC and no further action would be taken at this time.

It was agreed the Board would schedule a walk around the neighborhood prior to the end of Summer. Thursday, September 5, 2019 at 9 am was proposed as a potential date for the walkthrough.

It was confirmed future meetings would be 3 pm on the third Tuesday of each month.

At 4:58 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