

**MINUTES
MEETING OF THE BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, AUGUST 20, 2024
5:00 P.M.**

Present by Zoom:

Hilary Kunz
Sherri Twilleger
Will Hamilton
David White
Anne Cargill
Scott Winn
Alex Summerfelt, Toad Property Management
Michael Stephens – representing 73 Slate Lane

Sherri called the meeting to order at 5:06 p.m. and Alex confirmed a quorum.

Will made a motion to approve the minutes of the July 16, 2024 meeting. Hilary seconded the motion and it was unanimously approved.

Alex said the 73 Slate Lane variance request would be the first topic. Kent Cowherd, architect, had reviewed the plans on behalf of the Association. The plans included the addition of a new bedroom and bathroom, a new storage shed and an 18 x 20 foot deck. The deck would encroach into the setback in one area by approximately 8 feet. A gravel parking area was proposed on the property line at the front of the house. Concern was expressed about the parking area causing problems for the County with snow removal and snow storage. A variance, in accordance with Section 3.7.3 of the Design Guidelines, would be necessary for the parking.

After discussion Will made a motion to grant a variance for the deck at 73 Slate Lane. Hilary seconded the motion and it was unanimously approved. Parking spaces outside the building envelope would require amendment and separate approval.

Scott made a motion to approve the addition/remodel plans for 73 Slate Lane without the two parking spaces currently shown on the plans. David seconded the motion and it was unanimously approved.

Michael Stephens thanked the Board for their time and left the meeting.

Alex said an approval letter for 73 Slate Lane would be prepared and sent to the owner.

Alex said Policies in accordance with State law had been displayed on the website for owner review and the policies needed to be adopted by the Board. The Board would still have some flexibility to work with owners but it was important to always be consistent with those decisions.

Will made a motion to adopt the Enforcement Policy, Records Policy and Collection Policy. Sherri seconded the motion and it was unanimously approved.

Alex confirmed insurance had been renewed on the 15th. Attempts would be made to obtain renewal quotes in a more timely manner in the future to allow time for the Board to compare and review. The Coalition policy had not been as expensive as previously anticipated. Scott, as President, would sign the documentation. The

insurance savings could be reviewed at the end of the year and any surplus from the Budget added to Reserve funds.

Alex explained spam emails were being received by some board members, regarding a Settlement Agreement and those emails should be disregarded and the links ignored.

David and Anne introduced themselves and board members gave updates.

Alex confirmed the perimeter fence had been repaired by Toad. David said the Kissing Gate at the access to the Snodgrass Trail required some attention and probably a new hinge.

Alex said he would follow up with Waste Management regarding bear proof trash cans as bears had been getting into the existing trash cans.

Alex explained Toad had the capability to hold hybrid annual meetings with some owners in a room and others on Zoom.

Scott said Inside HOA had significantly reduced their rates but the service might duplicate many of the systems already in place. Alex said he would be able to give an update on the potential benefits of Inside HOA at a future meeting.

Alex said an additional owner had recently confirmed they would be short term renting and the information would be sent to Sherri.

The next meeting would be September 17, 2024 at 4:00 p.m.

At 6:15 p.m. Scott made a motion to adjourn the meeting. Sherri seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management