

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, AUGUST 31, 2021
4:00 P.M.**

Present by Zoom:

Scott Winn
Wil Hamilton
Heather Thomson
Robin Smith
Jordan Brandenburg, Toad Property Management

The meeting was called to order at 4:08 pm.

Robin made a motion to approve the minutes of the July 20, 2021 meeting. Scott seconded the motion and it was unanimously approved.

Jordan said expenses were running close to budget. Jordan explained insurance premiums were increasing throughout the valley and Jordan said he would continue to research insurance options. Jordan said dog poop stations were being emptied more frequently than in the past and it was agreed the snow around the poop stations would be shoveled out during the winter. This would add additional expenses to the Budget but provide a service and help to prevent damage to the dog poop stations.

Scott, Wil and Jordan had participated in a short term rental meeting and the meeting had been very helpful. Some owners had prepared informative “best practices” documents and provided the document to all of their renters and those documents could be shared with other owners. Wil said he would review the short term rental policies for Pristine Point and Meridian Lake Meadows and draft a short term rental document to help renters understand the rules and policies, especially trash collection. Robin explained approximately 10% of the developed lots conducted short term rentals. The Board would continue to discuss and update the short term rental policy as required to maintain harmony in the community. Owner participation would continue to be encouraged.

Scott explained a fishing email had been circulated to all owners. The health of the reservoir was discussed and the health of the reservoir appeared to be better than prior years.

Scott said a major remodel was proposed in Pristine Point and variances had been requested. Pristine Point had identified changes in the County regulations and those changes would need to be made to the Design Guidelines in the future. Wil made a motion to approve the major remodel at F4, L3 subject to Pristine Point approving the project. Heather seconded the motion and it was unanimously approved.

Scott recused himself from any discussion on F2, L17.

At 4:25 pm Robin made a motion to go into Executive Session to discuss plans for F2, L17. Wil seconded the motion and it was unanimously approved.

At 4:40 pm Robin made a motion to leave Executive Session. Wil seconded the motion and it was unanimously approved.

The Architectural Control Committee (ACC) reviewed the plans for F2, L17. Wil made a motion to deny the plans as submitted. Heather seconded the motion and it was unanimously approved.

On receiving the vote of the ACC regarding F2, L17 plans Robin made a motion to not accept the F2, L17, 39 East Lane, plans as presented. Wil seconded the motion and it was unanimously approved.

Robin made a motion to approve the letter to the owner of F2, L17, drafted by Beth Appleton, legal counsel, with the changes proposed during the Executive Session. Wil seconded the motion and it was unanimously approved.

Scott said Jill Galvin was working on communication improvements with the neighborhood and Scott said Jill would be testing an "App" on the Board members in the near future.

Suggestions for additional Board members were proposed. Scott agreed to reach out to a couple of potential Board members. Keeping the Board as four members was also discussed.

Robin suggested having a discussion at a future meeting to form a vision statement for the neighborhood. It was agreed to continue to formulate the vision and Scott suggested utilizing meridianlakepark.org more. Scott agreed to draft a letter to owners.

Jordan agreed to follow up about the Airstream and snowmobiles parked on Wolverine Circle. Robin said he was waiting for parts for the repair of his trailer and expected to have the trailer removed back to storage within the next two weeks.

Scott said Rob Harper had contacted him to discuss the proposed increases to the Toad management fee in response to labor and housing shortages in the valley. It was generally agreed the increase was understood and acceptable. Jordan agreed to prepare a Budget based on the known increases in expenses and at a future meeting the Board would discuss any future dues increases to cover those costs. Property Management rates throughout the valley would be reviewed. Wil asked Jordan to review options to reduce the Association's legal expenses.

Robin agreed to review future amendments to the Design Guidelines and circulate to the Board for review.

At 5:08 pm Wil made a motion to adjourn the meeting. Robin seconded the motion and it was unanimously approved.