

**MINUTES
MEETING OF THE BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, SEPTEMBER 17, 2024
4:00 P.M.**

Present by Zoom: Scott Winn
 Hilary Kunz
 Sherri Twilleger
 Will Hamilton
 Anne Cargill
 Alex Summerfelt, Toad Property Management
 Inside HOA – Dirk, Mike and Cory

Scott called the meeting to order at 4:07 p.m. and Alex confirmed a quorum.

Alex introduced Dirk, Mike and Cory of Inside HOA and explained they would be giving a short presentation to explain how Inside HOA software could assist associations. Dirk, Cory and Mike introduced themselves and gave a summary of how Inside HOA could streamline communication for all associations. Mike explained Buckhorn Ranch Association had been using the Inside HOA software as part of a soft launch of the product. Mike gave a demonstration on the use of the Inside HOA App. Mike explained Inside HOA did not yet include financial functionality but provided communication alerts as well as data storage and messaging. Cory explained the process for the Chat Bot to search pdfs and State regulatory documents in response to questions. Mike explained the process to submit Complaints via the App and receive confirmation of submission of the Complaint. Dirk, Mike and Cory left the meeting.

Scott explained Inside HOA had reduced the price of the software and Alex said Inside HOA could not currently be a replacement of the AppFolio software used by Toad for all financial matters.

Ann made a motion to approve the minutes of the August 20, 2024 meeting. Hilary seconded the motion and it was unanimously approved.

Alex confirmed updated Policies had been signed and loaded on the website.

Alex said Waste Management could replace trash cans with bear proof trash cans but the cost was significant. Alex would continue to research and negotiate a monthly cost to owners. Bear activity had increased and Hilary suggested notices being placed around the area reminding owners to keep trash cans in the garage until the day of the weekly trash pick-up.

Alex explained Kent Cowherd had confirmed 84 Stream View Lane plans were generally in line with the governing documents and Alex would reach out to the lot owner with small specific requests for more information.

Alex said he had quickly researched extended construction projects and the owners providing written extension requests. Alex explained Meridian Lake Meadows Association (MLM) wanted to work with MLPC to track construction projects and extensions. Hilary suggested MLPC meet with the sub-associations, MLM and Pristine Point, during the year to discuss projects. Alex confirmed MLM had been working with legal counsel regarding a letter for the unfinished construction project at 470 Meadow Drive. It was agreed MLPC would not need to follow up on 470 Meadow Drive but the Association would follow up on 414 Meadow Drive in July

2025. It would be necessary to follow up with an owner of an unfinished house on Peanut Lane requesting a written extension request. Alex would continue to research construction project approvals and extensions.

Alex explained 73 Slate had removed the request for an additional parking space. Kent Cowherd was currently reviewing amended remodel plans for that house and would confirm if additional Board approval was necessary. Snow storage areas had not been added to the remodel plans and Alex would follow up.

Hilary said she would research a logo for Association communications and a website. Common Open Space options could be discussed at future meetings.

No Executive Session was required.

The next meeting was scheduled for October 15, 2024.

At 5:28 p.m. Hilary made a motion to adjourn the meeting. Sherri seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

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