

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, SEPTEMBER 21, 2021
4:00 P.M.**

Present by Zoom:

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

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

Wil made a motion to approve the minutes of the August 31, 2021 meeting. Robin seconded the motion and it was unanimously approved.

Jordan said expenses continued to run close to budget. Concern was expressed about future legal expenses and it was agreed to discuss at a separate work session.

Information regarding short term rentals had been shared between the Board prior to the meeting. A proposal had been made to restrict short term rentals to 20% of developed lots within each filing. A license would need to be renewed annually on a first come, first served basis. If payment was not received promptly the license would be given to the next owner on the list. License fees, deposits, management administration and enforcement costs and a best practices document for renters would continue to be discussed and another work session would be scheduled. Jordan said it would be necessary to have contact information for the property manager for each rental unit so Toad could promptly contact that management company if a violation occurred.

Scott said no construction plans required approval at the present time. Jordan said preliminary plans had been received for one Meridian Lake Meadows project and those plans would be circulated for review and comment. Scott said Beth Appleton, legal counsel, had been asked to respond to the F2 L17 owner as additional information was required.

Scott said Robin had been working with Chuck McGinnis to clarify sections of the Design and Construction Guidelines. Jordan agreed to review and confirm the approval process for Design Guideline amendments. Robin made a motion to approve the changes as submitted in the document named "Possible Revisions to MLPC Design and Construction Guidelines dated 9/19/21". Wil seconded the motion and it was unanimously approved.

Scott suggested a work session on October 12, 2021 at 5 pm – 7 pm to discuss financial (dues), STR and ACC matters. A Board meeting would be October 19, 2021 if enough Board members were available.

At 4:45 pm Wil made a motion to adjourn the meeting. Robin seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management