

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, SEPTEMBER 24, 2019  
3:00 P.M.**

Present: DJ Brown  
Roger Woodward (by phone)  
Chuck McGinnis  
Scott Winn  
Beth Hise  
Rob Harper, Toad Property Management  
Ian Ryder, Toad Property Management

Rob called the meeting to order at 3:12 pm and confirmed there was a quorum.

Chuck made a motion to approve the minutes of the meetings held on August 20, 2019 and September 10, 2019. Scott seconded the motion and it was unanimously approved.

Prior to the meeting Chuck distributed an ACC report and it was agreed the ACC needed to advise Toad of the amount of the security deposit and approval letters would only be released when the security deposit had been received. Chuck said security deposits had been returned to all owners with completed projects. Chuck explained several realtors had been contacting the ACC on various topics and the ACC had met with realtors regarding the location of the fence at Lot 22, Filing 2. Chuck said there were no plans to go to court to have the perimeter fence moved to the correct location and no variances for house placement would be considered until plans had been submitted to the ACC for review. It was suggested the checklist be amended to specifically authorize the ACC to release house plans to neighbors, potential buyers or interested parties. After discussion Roger made a motion to amend the Design Checklist to specifically authorize release of owner or designated representative contact information to anyone inquiring about plans for a new home or remodel. Chuck seconded the motion and it was unanimously approved. It was agreed the checklist would be amended.

Chuck said the ACC would once again implement staged refunds of security deposits so money could be refunded when construction was finished and landscaping required completion.

It was agreed efforts would be made to promptly refund security deposits in the future and owners would not receive interest on those funds.

Chuck said the ACC would like to update the Design Guidelines and would bring those changes to the Board for review.

After discussion about a complaint regarding a RV parked by a house it was agreed the owner of the RV would be approached and asked to move the RV while the Board continued to review the wording of governing documents which had a conflict in the language and a Board in the past, 2005, had implemented informal regulations which some people had interpreted as a policy.

Chuck said the Water Committee would be meeting with Brian Brown of Mt. Crested Butte Water & Sanitation District and the actual date and time needed to be confirmed. Chuck explained the Committee was trying to find a CPA who had experience of water district accounting procedures.

Chuck explained he had been working with Peggy at Toad to review the August 31, 2019 budget versus actual financial report and calculate potential expenses for the remainder of the year and areas which might exceed or be significantly less than the 2019/20 Budget. Chuck said the first review indicated expenses might significantly exceed the Budget and the Operating Reserve was available to cover any additional expenses until a dues increase could be implemented. It was agreed to review in a couple of months and then again prior to the end of the financial year.

Beth Appleton had prepared a Conflict of Interest Policy and Executive Board Legal Duties Policy for Board members to review, sign and return prior to the next meeting. DJ made a motion to approve the Executive Board Legal Duties Policy as written. Beth seconded the motion and it was approved by a majority with Chuck abstaining as he had not reviewed the policy.

DJ explained the Conflict of Interest Policy would replace the existing Policy and Beth Appleton had said revisions were necessary due to changes in the Non-profit Act and updates to the procedural section of the Policy. After the Board had reviewed and accepted the Policy it would be necessary to make the Policy available to all owners for a 30 day review prior to final approval. It was agreed to review the wording and submit questions and comments prior to the next meeting so that Beth Appleton could address those. A simple form of a Disclosure Statement would also be available. It was agreed Meridian Lake Meadows and Pristine Point Boards would also be asked to implement the same policies.

It was agreed an inspection walk around the neighborhood would be delayed until the Spring. It was agreed a brief note would be emailed to all owners reminding them to clean up their lot prior to the arrival of the snow.

No response had been received from the County regarding the roads and Beth agreed to follow up.

Calendar invitations would be sent out for the next couple of meetings as a trial.

Bow hunters were active in the National Forest and Beth agreed to review the regulations and report back to the Board. Rob agreed to install the new sign in Filing 3 regarding access to the National Forest.

It was agreed going forward all ACC emails would have the filing and lot number (three digits) in the subject line. For example, Filing 1, Lot 1 would have 101 in the subject line.

Chuck explained PPOA continued to work on a short term rental policy and said the State was implementing changes to reclassify rental properties from residential to commercial.

It was agreed the next meeting would be October 22, 2019 at 3 pm.

At 5:00 pm Chuck made a motion to adjourn the meeting. DJ seconded the motion and it was unanimously approved.