

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, OCTOBER 3, 2023
4:00 P.M.**

Present by Zoom: Hilary Kunz
Sherry Twilleger
Dustin Gaspari
Will Hamilton
Joe Robinson, Toad Property Management
Rob Baldwin

The meeting was called to order at 4:10 p.m. and a quorum was declared.

Sherry made a motion to approve the minutes of the September 19, 2023 and the September 26, 2023 meetings. Will seconded the motion and it was unanimously approved.

Dustin said there had been good progress on the voting for the amendment of the Bylaws following the email reminder on Friday, September 29th. Joe confirmed reminders would continue to be sent via Election Buddy, email and regular mail. Dustin explained a Special Committee could be formed to contact owners who had not yet voted. Dustin confirmed Beth Appleton, legal counsel, had commented and the forming of a Special Committee was acceptable. Dustin made a motion to appoint the following individuals as the starting members of the Special Committee: Lisa Bates, Roger Cram, Jill Galvin and David and Susan Koontz. Sherry seconded the motion and it was unanimously approved. The Special Committee would be expanded if necessary and Dustin said he would share the contact spreadsheet with the new members of the Special Committee.

At 4:17 p.m. Will made a motion to go into Executive Session to discuss legal matters with Rob Baldwin. Sherry seconded the motion and it was unanimously approved.

At 4:38 p.m. Dustin made a motion to leave Executive Session. Will seconded the motion and it was unanimously approved.

Joe confirmed 38 votes of approval were still needed to pass the amendment to the Bylaws. Dustin said he had followed up with a few owners requesting a vote. Joe explained he had mentioned the Bylaw amendment each time a MLPC owner had made contact with him and that had encouraged some owners to respond.

Joe confirmed the fence built at a house near the entrance of Meridian Lake Park had received approval.

Concern was expressed about the owner who was not willing to pay a \$210 preliminary review fee. It was agreed to discuss further and any future preliminary reviews to assist owners would require a \$300 payment for a preliminary review. Hilary suggested an Intake Portal to track plan submissions and owners would be required to make a payment prior to any Board review. Dustin said another revision of the Design Guidelines could be discussed to reflect increased review fees so that the knowledge of the architect could be utilized.

Joe said a new set of Design Plans had been received and would be circulated to the Board for review. The Design Review Fee of \$700 had been paid and it appeared Kent Cowherd might have already reviewed the plans on behalf of the owner. Joe said he would follow up with Kent Cowherd and confirm the involvement that Kent had in the process.

Joe said he would follow up with Beth Appleton to get an update on the house which went through foreclosure as windows had been left open. Joe said he could also reach out to the new owner.

Hilary said there was trash blowing around from the David Gross jobsite at 453 Meadow Drive. Dustin agreed to reach out to David Gross and Joe could reach out to the manager.

Concern was expressed about an unsightly home which was mostly vacant and appeared to be neglected. Another home had a balcony falling off from the house.

The next scheduled Board meeting would be October 17, 2023.

At 5:00 p.m. Will 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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