

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
MONDAY, OCTOBER 21, 2019
3:00 P.M.**

Present: DJ Brown
Roger Woodward
Chuck McGinnis
Scott Hamilton
Scott Winn (by phone)
Beth Hise (by phone)
Fred Rock (by phone)
Kurt Giesselman
Bob and Parry Mothershead
Bill Ronai
Rob Harper, Toad Property Management

Rob called the meeting to order at 3:02 pm and confirmed there was a quorum.

Roger made a motion to approve the minutes of the meeting held on September 24, 2019. Chuck seconded the motion and it was unanimously approved.

After discussion it was agreed Board members would sign and return to Toad the Executive Board Legal Duties Policy. It was also agreed the Amended Conflict of Interest Policy would be emailed to all owners by Toad for comment. After 30 days the Board would review responses, make amendments if necessary, and vote to approve the Amended Conflict of Interest Policy. Following the annual meeting each year the Executive Board Legal Duties Policy would be signed by all Board members and the documents held by Toad. Board members with a potential conflict of interest would need to advise Toad and the Board of that potential conflict of interest and the Board would consider the matter and excuse the Board member from specific topics if necessary.

Marlene Crosby from Gunnison County had offered to install additional speed signs on Washington Gulch in accordance with the current regulations of 30 mph. Chuck made a motion to accept the offer of 30 mph signage on Washington Gulch and also to request signage alerting drivers to curves, wildlife and bicycles. Beth seconded the motion and it was unanimously approved. Gunnison County had started filling potholes and applying chip and seal to Washington Gulch and work on the guardrails would commence as soon as the contractor was available. Kurt Giesselman said the County would continue with chip and seal on the remainder of the roads in 2020.

It was agreed a question would be added to the Design Guidelines Checklist to ask owners to grant Toad or the Board permission to release owner contact information to interested parties. The draft language was approved and it was agreed to include that language with Design Guideline amendments which would be discussed at the next meeting.

A draft policy regarding the parking and storage of RVs, trailers, snowmobiles, etc, had been prepared and Beth Appleton, the association's legal counsel, had recommended Board members who owned any of those items should recuse themselves from voting on a policy. Beth Appleton had also stated the Covenants were the stronger document and any policy could not contradict the existing Covenants. A history of prior informal, unofficial policies and procedures was given and it was explained the draft policy was designed to clarify the requirements of the Covenants and assist with enforcement. A long discussion followed regarding possible

compromises and how to make the policy as fair as possible to all owners without being in conflict with the Covenants. It was agreed minor amendments would be made to the draft policy prior to the next meeting and at the November meeting the policy would be reviewed and if appropriate sent to all owners for a 30 day review. Concern was expressed about future enforcement of the policy and it was agreed a prompt response, once a complaint was received, was essential. Bob and Parry Mothershead left the meeting.

Security deposits had been refunded to all owners with completed projects and an update was given on pending or current construction. The ACC agreed to notify Toad when projects were completed and security deposits could be refunded. In the future, construction approval letters would include a paragraph advising owners of the need to notify the Association when a Certificate of Occupancy was received and when landscaping had been completed. Fifty percent of the deposit would be refunded upon confirmation of the Certificate of Occupancy and the remainder upon the completion of the tidy up and landscaping of the lot.

New signage in Meridian Lake had been installed for access to the National Forest and the Snodgrass Trail.

Adjustments had been made to the monthly financial report to reflect estimates for the end of Budget year expenses and legal fees and water issues might push expenses significantly over budget. It was agreed some of those expenses had not yet been incurred and a review would be made again in December to better understand if a dues increase or special assessment was necessary.

It was agreed the next meeting would be November 19, 2019 at 3 pm. The December meeting would be cancelled and January 14, 2020 at 3 pm would be the following meeting.

A letter had been sent to all owners requesting cleanup of lots prior to the start of winter and no additional follow-up was needed until Spring.

DJ left the meeting.

Chuck made a motion to go into Executive Session at 4:26 pm to discuss legal advice on water matters and invited Kurt Giesselman and Bill Ronai to participate as consultants to the Board. Roger seconded the motion and it was unanimously approved.

Chuck made a motion to leave Executive Session at 5:24 pm. Beth seconded the motion and it was unanimously approved.

At 5:25 pm Chuck made a motion to adjourn the meeting. Roger seconded the motion and it was unanimously approved.