

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, NOVEMBER 17, 2020
3:00 P.M.**

Present by Zoom: DJ Brown
Roger Woodward
Heather Thomson
Wil Hamilton
Scott Hamilton
Scott Winn
Scott Kelley, Toad Property Management

The meeting was called to order at 3:05 pm and a quorum confirmed.

Roger made a motion to approve the minutes of the October 20, 2020 and the November 2, 2020 meetings. Heather seconded the motion and it was unanimously approved.

Roger gave an update on ACC matters. Roger said Scott Winn had prepared a document to track ACC construction projects, dating back to September 1, 2018, and recording the current status of those projects. Roger explained all emails regarding a construction project should state the Filing number and Lot number (F1 - L1 as an example) at the beginning of the subject line to make it easy to search all emails relating to a specific project. Board members would receive a link to the tracking document and Roger cautioned the document was still a work in progress. It was generally agreed the document would be a significant help in keeping track of all construction projects and deposits relating to construction projects.

Roger and Scott Winn agreed to follow up with F2 L19 requesting a copy of the Certificate of Occupancy as the home appeared to be finished and the owners would be in the house for Thanksgiving.

Scott Hamilton said there had not been another meeting with the Water District representatives and at the present time he was not aware of any updates. Roger said an owner had expressed concern that the Water District was waiting for MLPC to respond and Scott Hamilton said there had been some scheduling difficulties and a slight pause in setting a date for another meeting.

Scott Kelley confirmed the insurance company had removed coverage for the now removed tennis courts but the insurance company had strongly recommended the reservoir remain on the policy. Although the Association did not own the reservoir there would be a benefit to retaining liability coverage.

Scott Kelley said legal expenses were over budget for the year, but total expenses for the Association were under budget, and overall the Association was looking good financially. DJ asked that legal counsel be thoughtfully included in emails, as there is a legal fee assessed. The legal fee line item and the fencing line item will require assessing for adjustment in the 2021/2022 Budget and income from dues would need to be reviewed and adjustments made to dues if necessary, however general consensus was increased dues requirement would be unlikely. Scott Kelley said a draft 2021/2022 Budget would be prepared in January and the new Budget approved by the Board prior to the start of the new Budget on April 1, 2021. The long term goal to maintain stability and be able to address unplanned expenses, remains to build the Operating Reserve back up to \$50,000. Scott Kelley said dues payments were generally as expected, adding that a lien had been

filed for the one owner who was seriously delinquent. Discussion on the new budget would begin at the January meeting.

Scott Kelley said new owner welcome information had been added to the website.

DJ and Scott Kelley agreed to meet to continue talking about technology changes.

DJ said she would follow up with the County regarding road and guardrail repair although any road repair would probably now have to happen in the Spring. DJ encouraged board members to contact the County directly with their concerns about the condition of the County roads.

DJ explained the Association had received several questions related to short term rentals. Scott Kelley explained Meridian Lake Meadows owners had received a ballot from concerned owners regarding a Covenant amendment to prohibit short term rentals. Scott explained Friday, November 20th was the deadline to return those ballots. Amendments to the draft MLM Rules and Regulations would continue after the results of the ballot were known and the Schedule of Fines was being prepared.

Heather said she had participated in a meeting with Brian of the Crested Butte Land Trust and the Pristine Point Board. Discussion was about signage, traffic and working with the community and the Land Trust acknowledged they were not moving ahead as quickly as they had originally anticipated.

During the last storm the County had not plowed the entire cul-de-sacs and it was agreed to continue to monitor and contact the County if things did not improve.

Concern was expressed about porcupine damage to trees and Scott Kelley agreed to contact Davidson Wildlife and have them inspect the damage.

Scott Winn said he had received a letter from a non-profit regarding E. coli in the Washington Gulch drainage. Water used in Meridian Lake Park was treated and quality was closely monitored by Mt. Crested Butte Water and Sanitation District and drinking water within the subdivision was not a problem.

It was agreed the next meetings would be December 15, 2020 at 3:30 pm, January 19, 2021 at 3 pm and February 15, 2021 at 3 pm.

At 4:27 pm Roger made a motion to adjourn the meeting. Scott Winn seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management