

**MINUTES
MEETING OF THE BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, NOVEMBER 19, 2024
4:00 P.M.**

Present by Zoom: Hilary Kunz
Sherri Twilleger
Will Hamilton
Anne Cargill
David White
Thayla Sullivan and her design team
Alex Summerfelt, Toad Property Management

Will called the meeting to order at 4:06 p.m. and Alex confirmed a quorum.

Will made a motion to approve the minutes of the October 15, 2024 meeting. Anne seconded the motion and it was unanimously approved.

Alex explained Thayla Sullivan wanted to discuss plans for 84 Stream View Lane and that would be the first Agenda item. The Association's architect, Kent Cowherd, had expressed concern that the house would be higher than the permitted 30 feet and Thayla said the plan was to excavate by 5 feet to remain within the 30 foot measurement from finished grade. The viewshed analysis was reviewed and Hilary suggested adding labels for the specific site lines. Thayla said a detailed Construction Plan had been submitted. Attempts would be made to contain construction vehicles on the lot with some vehicles parked on the turning circle as necessary. Snow storage was shown on the submitted Landscaping Plan. The driveway would be extended to meet the pavement of Stream View Lane. Exterior lighting would be downlighting.

Meridian Lake Meadows would provide plan approval and then Meridian Lake Park would grant their approval. Alex would check if Meridian Lake Meadows would require architectural stamped plans in addition to engineer stamped plans. Plans would be reviewed again at the next Board meeting.

Thayla Sullivan and her team left the meeting.

Alex confirmed signed letters regarding the completion of 470 Meadow Drive by December 31, 2024 had been received from the owner and Meridian Lake Meadows had confirmed the letters were satisfactory. Landscaping would be finished by the end of June 2025 subject to weather. Alex agreed to research future use of the finished home. Will made a motion to approve the extension request letter as presented. Anne seconded the motion and it was unanimously approved.

Alex explained 389 Meadow Drive wanted approval for a Boundary Adjustment of the Building Envelope in order to protect viewshed corridors. The new building envelope would be entirely within the lot lines and Hilary confirmed it would be within the setbacks. Alex said Meridian Lake Meadows had requested adjacent lot owners be approached and given the opportunity to comment. It was agreed Alex would reach out to Kent Cowherd and Beth Appleton for comments regarding the Boundary Adjustment and report back to the Board by email.

Alex said Inside HOA had confirmed they would be able to return documents in a suitable format if the contract with Inside HOA was cancelled. Alex explained Inside HOA did not have the ability to monitor a design review process at this time but did intend to introduce that in the future. Inside HOA had offered a preferential

rate for one year. Alex said he was not aware of another entity offering a similar service for a rate comparison. Alex agreed to obtain a short letter from Inside HOA explaining what benefit they offered which was not available from a different vendor and Hilary explained a vendor analysis might also be beneficial. Hilary suggested negotiating an 18 month trial period.

Sherri encouraged owners to utilize the Facebook page.

Alex said he had met with Waste Management to discuss a bulk deal for bear proof trash cans. Alex anticipated it would be a large cost.

Alex agreed to research a possible location for an extra dog station to be installed in the Spring.

Alex confirmed the dirt mound at 39 East Lane had been removed and the area restored.

At 5:40 p.m. Hilary made a motion to enter Executive Session in accordance with C.R.S. 38-33.3-308(7) to discuss legal matters. Sherri seconded the motion and it was unanimously approved.

At 5:48 p.m. Hilary made a motion to leave Executive Session. Sherri seconded the motion and it was unanimously approved.

At 5:49 p.m. Hilary made a motion to adjourn. Sherri seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management