

**MINUTES
MEETING OF THE BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, NOVEMBER 21, 2023
4:00 P.M.**

Present by Zoom:

Dustin Gaspari
Scott Winn
Joe Robinson, Toad Property Management

The meeting was called to order at 4:08 p.m. Joe said there was not a quorum.

Amendments to the Design Guidelines had been emailed to the Board and also reviewed by Beth Appleton, legal counsel. It was agreed a redline version of the amendment would be added to the website for a 30 day review period by owners. At the December Board meeting the Board would have an opportunity to discuss any suggested changes and then adopt the amended Design Guidelines. Dustin confirmed the Deposit for new construction would be \$1,000 and if it was necessary to involve the architect in additional reviews those charges would also be paid by the owner.

Joe explained Martin, from County Public Works, had confirmed approximately six culverts would be cleared by the County. Martin had stated culverts across driveways were an individual owner responsibility. Dustin said a long time resident thought driveway culverts were also a County responsibility after the paving of the roads within MLPC. Joe agreed to follow up with Martin at the County and Dustin agreed to follow up with the owner.

Joe confirmed good progress had been made collecting outstanding dues. One owner still owed \$803 but contact had been made with that owner and Joe said payment was expected soon. The Super Lien (for six months of dues prior to the Bank foreclosing) on Lot 17 in Pristine Point was still being dealt with by Beth Appleton.

Joe explained 35 Peeler Lane had received construction approval via email from the Board and an approval letter had been sent. The project at 35 Peeler Lane would be on the Agenda for the next meeting to record the approval.

Joe said the fence at 299 Meridian Lake Drive was not consistent with the amended, approved, plans. The fence was larger than approved and Joe agreed to follow up with the owner.

Joe agreed to continue to follow up with BMO Bank about a potential line of credit. Joe said he was also discussing options with First Citizens Bank, a bank which specialized in HOAs, about better interest rates on reserve funds and they had indicated a willingness to provide lines of credit to HOAs.

At 4:27 p.m. Dustin made a motion to adjourn the meeting. Scott seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management