

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, NOVEMBER 27, 2018  
3:00 P.M.**

Present:

Roger Woodward  
Sherron Green  
DJ Brown  
Beth Hise (by phone)  
Jim Sargent (by phone)  
Fred Rock (by phone)  
David Light (by phone)  
Rob Harper, Toad Property Management  
Jim Ruthven, Toad Property Management  
Mark Hamilton, MPLC Water Attorney (by phone)  
Mike Fabbre, Mt. Crested Butte Water & Sanitation Dist.  
Rob Pearce, Water District Attorney (by phone)  
Marcus Lock, Law of the Rockies, MLPC Counsel

Rob called the meeting to order at 3:00 pm and confirmed there was a quorum.

Rob introduced Mike Fabbre from Mt. Crested Butte Water & Sanitation District and Mike gave a quick summary of his education and work experience prior to joining the District. Mike explained financial consultants had joined the District to review the rates and the financial stability of the District. Mike said the tiered rate system was aimed at promoting water conservation. Mike explained the District was considering lowering the 11,000 flat rate to 4,000 and adding three additional tiers at higher rates for increased water usage and the final vote by the Board would be on December 11, 2018 at the regularly scheduled District board meeting. Mike said approximately 70% of the District's customers would be below the new level of 4,000 based on current usage and the flat rate would stay at the same cost as 11,000 due to increased operating and capital costs in the valley and the lack of rate increases in the past. Mike said there would be substantial upgrades within the District in the future but research was still underway and it was not known how that might impact the cost to MLPC users. Rob Pearce explained the District was at least two years away from having a plan for future work and the costs involved. Rob Pearce confirmed any infrastructure to move water to or from Long Lake would be totally separate from the stand-alone system of MLPC and no work would affect the MLPC water levels in the Ditch or the reservoir and any refilling of Long Lake would rely on junior water rights. Mike confirmed routes of buried pipes or location of pumps for Long Lake were unknown at this time. Rob Pearce confirmed his understanding of the 1995 Memorandum of Agreement and the 2013 amendment of that agreement. Mike said each Town or District set the watering restrictions and the Board of Mt. Crested Butte Water & Sanitation District had opted for a level based on water conservation during a dry year. Mike confirmed the MLPC stand alone system had been part of the financial consultant's review and Mike agreed to make a copy of their report available to the association. Mike said the pumping below the reservoir for Long Lake was for the benefit of the District generally and water would be pumped to the District's main treatment plant but those plans were still in the very early stages and changes might be made. Mike Fabbre, Rob Pearce and Mark Hamilton left the meeting at 4:14 pm.

It was generally agreed the ownership and cost sharing of services and projects required continued close examination and monitoring by the Board.

Marcus Lock joined the meeting and at 4:24 pm DJ made a motion to move into Executive Session to discuss matters with legal counsel. Roger seconded the motion and it was unanimously approved.

At 5:01 pm Beth made a motion to leave Executive Session. Sherron seconded the motion and it was unanimously approved.

It was agreed the Board would review sections of Article 3 of the Covenants and propose changes and suggestions for improvements to that section and discuss at a future meeting. Rob reminded everyone that Meridian Lake Meadows and Pristine Point had separate Covenants and it was essential that the three sets of Covenants did not contradict each other. It was agreed to focus on the Meridian Lake Park Covenants first and then to review conflicts between the three association documents.

It was agreed there was still confusion on the stand-alone water and sewer system and what was owned, how much had been paid in the past and how ongoing expenses were recorded. After discussion it was agreed Mark Hamilton would be asked to approach Mt. Crested Butte Water & Sanitation District to request a breakdown of the accounting.

DJ made a motion to adjourn the meeting at 5:25 pm. Roger seconded the motion and it was unanimously agreed.

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Prepared by Rob Harper, Toad Property Management