

**MINUTES  
MEETING OF THE BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, DECEMBER 19, 2023  
4:00 P.M.**

Present by Zoom: Scott Winn  
Will Hamilton  
Hilary Kunz  
Allie Cote  
Joe Robinson, Toad Property Management

The meeting was called to order at 4:07 p.m. Joe said there was a quorum.

Hilary said there were a couple of typos in the October 17, 2023 minutes and Joe corrected those. Will made a motion to approve the minutes of the October 17, 2023, October 25, 2023, November 2, 2023 and November 21, 2023 meetings. Hilary seconded the motion and it was unanimously approved.

Joe confirmed the amended Design & Construction Guidelines had been on the website since November 22<sup>nd</sup> so owners could comment within the 30-day review period. Scott said he felt the amendments included topics recently discussed and was not aware of any other further changes at the present time. Hilary questioned if fire mitigation language should be included in the Guidelines in accordance with Gunnison County comments. Joe said Gunnison County had released information ahead of the State and there might be additional changes once the State regulations were known.

Joe explained 35 Peeler Lane design plans had been reviewed and Kent Cowherd, architect, had made a presentation. The plans had been approved by email and an approval letter sent. Allie made a motion to approve the 35 Peeler Lane plans as submitted. Will seconded the motion and it was unanimously approved.

Joe said there had been a lot of discussion about the fence at 299 Meridian Lake. The fence had been constructed without approval and then adjustments to the fence had been made but the adjustments were not totally in accordance with the Board's changes. After discussion Will made a motion to accept the fence at 299 Meridian Lake as currently constructed. Allie seconded the motion and it was unanimously approved.

Joe confirmed the County had intended to clean out the County culverts in the Fall. Joe said the County wanted to stress that culverts in front of driveways were an owner responsibility and not a County responsibility. Will said there was some confusion about the culverts as the one on his lot, which the County marked, was some distance away from the road. Joe said the County accepted responsibility for about 6 culverts. Joe suggested the cost of jetting a culvert was approximately \$400 in his experience. The Board was not aware of any culvert issues at this time.

Joe said the financial report through November 30, 2023 was not yet available. Joe confirmed the Gunnison Savings & Loan bank account had been closed and funds moved to BMO. Joe said the funds would be used for legal expenses and explained there would be sufficient funds available for the Association until the January dues started to come in. Joe explained the legal invoices would be sent to Rob Baldwin, hired to deal with the insurance company, so the invoices could be submitted to the insurance company for reimbursement. Joe said an approach had been made to BMO regarding a line of credit but at this time it did not seem as though a line of credit would be needed.

Scott said Beth Hise would be resigning from the Board due to family commitments. Scott said Dave White had expressed interest in joining the Board in the future. Beth would submit her resignation via email and Hilary would amend online access to the Association's documents. Joe confirmed any appointment would be until the 2024 Annual Meeting.

Scott explained Board members, carrying out duties for the Association, were personally protected against legal challenges.

Joe said he had saved some old street signs and a few owners had expressed interest in having one.

Joe explained Camp Fire Ranch had asked to use the Long Lake parking lot near the Dam during the Winter months. Camp Fire Ranch wanted their guests to be able to park overnight while they were at the Ranch along Washington Gulch. Joe said he had reached out to Bill Ronai and Kurt Giesselman as he was unsure of the approval process for such a request. Joe explained the Ranch had been specific about the parking lot near the Dam and not the heavily used parking lot on the north end. Parking for recreational use was limited. Scott shared an App, OnXmaps, which confirmed neither parking area was Association land and Camp Fire Ranch needed to contact the Crested Butte Land Trust about the parking area near the Dam.

Hilary said she would research some options for a website specific to MLPC and report back to the Board. Hilary asked if a community social event and workday calendar should be established and it was agreed that would be a good idea. Scott said Buckhorn had recently installed a community gathering space and Hilary agreed to investigate if a similar space would work for the old tennis court site.

The next Board meeting was scheduled for January 16, 2024.

At 5:00 p.m. Will made a motion to adjourn the meeting. Hilary seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management