

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, JULY 18, 2023**

7:28 P.M.

IMMEDIATELY AFTER THE ANNUAL MEETING

Present by Zoom: Scott Winn
 Hilary Kunz
 Sherri Twilleger
 Dustin Gaspari
 Beth Hise
 Allie Cote
 Joe Robinson, Toad Property Management

The meeting was called to order at 7:28 p.m. and quorum was declared.

Dustin made a motion to approve the minutes of the June 20, 2023 meeting. Beth seconded the motion and it was unanimously approved.

Joe explained there was not a quorum at the annual meeting and it was necessary to appoint the seven board members to an additional one-year term. Dustin made a motion to appoint the existing seven members to the board for a one-year term. Sherri seconded the motion and it was unanimously approved.

Joe said most of the day-to-day duties of the Secretary and Treasurer were conducted by Toad Property Management. After discussion it was agreed to appoint the President and Vice President and discuss the appointment of a Secretary and Treasurer at the next meeting.

Dustin made a motion to appoint Scott Winn as President and Will Hamilton as Vice President. Hilary seconded the motion and it was unanimously approved.

Joe said some plans for construction, remodels and new homes, had been submitted and were going through the review process. The Board would discuss at the next meeting.

Dustin said legal counsel had said CCIOA did not require the Board to release a list of short-term rental houses and that information could be discovered in the public records by any interested owner. Sherri agreed to email the owner who had requested the list and direct them to the public websites such as VRBO or the Town of Mt. Crested Butte, etc.

Joe said the estimate for the food for the August 15th social event was \$1,300 and had been \$1,179 for the 2022 event. Dustin said there was a lot of food left over after the prior event and suggested reducing the quantity of food slightly. Dustin agreed to reach out to Treasury Liquors regarding the beer and wine. Scott agreed to provide name tags and Scott suggested the Board be introduced as well as having a large map available so owners could identify where people lived. Joe agreed to research the cost of printing a large map. It was agreed to order food for 35 people with the catering company. Joe agreed to reach out to Will Hamilton to see if he would donate a copy of his new book for the raffle.

Dustin thanked Hilary for her work on improving communication within the Association. Dustin expressed concern that some personal emails might be lost during the interim period and suggested that all HOA email communication be copied to Joe until the Meridian Lake Park email address issue was resolved. Hilary

explained Brian Brown had been very helpful looking into the reason why Microsoft 365 was not working for the Association. Renewal payment had not been made and Hilary said she had paid the \$500 to restore the service and Brian Brown was doing the research to find out if any emails had been lost while the account was inactive. Hilary said moving to something like Google Business would allow the Board and Toad to have control over the email system. After discussion it was agreed Hilary would coordinate with Rob Harper of Toad and set up a new account with Google, or reinstate the old account, which the Board would have control of. Hilary agreed to prepare a document displaying the pros and cons of the various internet options and the estimate of costs involved.

Dustin said he would reach out to Roger Cram to discuss his suggestions. Hilary said email addresses for some owners might need to be updated. It was agreed the ballot for the Bylaw amendment be sent by regular mail and owners be asked for updated email addresses. Joe explained the AppFolio software contained email addresses for the invoice payer as well as the owner of the lot.

At 8:17 p.m. the meeting adjourned.

Prepared by Rob Harper, Toad Property Management

DRAFT