

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, SEPTEMBER 18, 2018
4:00 P.M.**

Present:

Roger Woodward
DJ Brown (by phone)
Jim Sargent (by phone)
David Light (by phone)
Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management

Rob called the meeting to order at 4:08 pm and confirmed there was a quorum.

Roger made a motion to approve the minutes of the September 6, 2018 meeting subject to one small change. DJ seconded the motion and it was unanimously approved.

Rob said the owner of the blue boat had made contact and would be collecting the boat in the next couple of days. Rob explained the only boat still at the reservoir was the green boat and it was unanimously agreed the green boat would be removed and disposed of as the owner had failed to remove the boat by the deadline or make contact. It was agreed in the Spring signage would be in place indicating no overnight boat storage.

Rob confirmed Chuck, Ron and Bill had provided a letter setting out the water history they had presented at a recent meeting and asked that the letter be retained with the MLPC records for future Board members. Roger said Sherron had suggested a water committee be formed and Bill Ronai asked to join that committee or participate on a consulting basis. Roger explained Sherron also wanted the Board to consider the question of the MLPC water system remaining separate within Mt. Crested Butte Water & Sanitation. After discussion DJ volunteered to be the person responsible for coordinating any initial approaches from Mt. Crested Butte Water & Sanitation and the need to set up a water committee would be reviewed again in the future.

Roger said a letter had been drafted to the Crested Butte Land Trust offering MLPC support of the proposed land exchange at Long Lake. It was unanimously agreed the letter was acceptable and would be sent to the Crested Butte Land Trust.

Rob confirmed the letter from the Board to the owner of Lot 31, Filing 2 had been sent.

Roger asked if there was any additional feedback regarding the Board's letter to owners regarding neighborhood cleanup and it was agreed additional time was required to provide comment. A short discussion followed regarding the consistent and neighborly enforcement of the Covenants and encouraging owners to communicate with the Board during the process.

Rob said Marcus Lock of Law of the Rockies had prepared a Revocable License Agreement between the owner of Lot 1, Filing 2 and the Association regarding the driveway location. After a short discussion David made a motion to present the Agreement to the owner. DJ seconded the motion and it was unanimously approved.

The Architectural Control Committee did not approve the proposed location of the shed for Lot 42, Filing 2 and the Board agreed the owner needed to resubmit plans with a new location to the ACC. Rob agreed to contact the owner with the decision.

Rob said the Association's attorney had quoted \$12,000 to \$15,000 to amend the Covenants and at least 67% approval of owners would be required. After a long discussion regarding the difference between rules and Covenants it was agreed Board members would each review portions of the Covenants and propose changes to the portion they were assigned. The Board would review those comments at a future meeting.

Rob said he had not heard back from Doug Wiley regarding Doug joining the Architectural Control Committee.

Jim Ruthven gave a brief financial update and said for the first five months of the year revenue was approximately \$3,000 above expenses and all expenses appeared to be in line with the budget. Roger asked for a detailed accounts receivable report at the next meeting.

It was agreed the next meeting would be Tuesday October 16, 2018 at 4:00 pm.

Roger made a motion to adjourn the meeting at 5:10 pm. David seconded the motion and it was unanimously agreed.

Prepared by Rob Harper, Toad Property Management