

Dear Meridian Lake Park Residents,

We hope this message finds you well. It is time again for our annual Homeowners' Association meeting! We will gather as a community to discuss important matters and make decisions that affect the community. We are writing to inform you about the upcoming HOA Annual Meeting on July 16th at 5PM MT and to emphasize the crucial need for volunteers to join the Board, as several current board members are stepping down.

Your participation in this meeting is essential for our community's continued success, as we'll be discussing various topics related to our neighborhood's well-being, from financial matters to planned projects and improvements. It's also a great opportunity to voice your concerns and ideas, ensuring that our community remains a great place to live. Please ensure your contact information (email and mailing address) is accurate so you can receive the annual meeting packet. Within the packet you'll find the FY24-25 budget which features a 24.15% budget increase, primarily driven by increasing insurance costs for HOA's.

We'd like to draw your attention to the pressing need for new volunteers to join the HOA Board. Several of our current board members have decided to step down, and their valuable experience and commitment to the community will be missed. We are actively seeking enthusiastic and dedicated individuals who are willing to take on these roles.

Serving on the Board is a rewarding experience, allowing you to have a direct impact on our community's policies and decisions. Whether you're an experienced homeowner or someone new to the neighborhood, we encourage you to consider volunteering. If you're interested in serving on the Board, please email [alex@toadpropertymanagement.com](mailto:alex@toadpropertymanagement.com) to express your interest and learn more about the responsibilities.

Your involvement can make a significant difference in maintaining and improving our community, and we welcome your volunteerism.

We understand that schedules can be busy, but your presence and involvement in the annual meeting and the Board can help shape the future of our community. Your contributions will be greatly appreciated.

We look forward to seeing you at the HOA Annual Meeting. Let's work together to make our community a better place!

Your Neighbor and Association Manager,

Alexander Summerfelt

**MERIDIAN LAKE PARK CORPORATION**  
**Annual Meeting Notice and Proxy**  
**Tuesday, July 16 – 5:00 PM (Mountain Time)**

You are hereby notified that the Annual Meeting of the members of the Meridian Lake Park Corporation has been scheduled for July 16, 2024. If you are unable to participate, please fill out the proxy form below and return.

I (we) as owners of Lot(s) \_\_\_\_\_, Filing No. \_\_\_\_\_ and member of Meridian Lake Park Corporation, hereby appoint the said person as my (our) proxy for the Annual Meeting of the Membership of the Corporation. Said meeting is to be held July 16, 2024 at 5:00 pm (MT) via Zoom. Please designate a specific member of the Corporation or your legal representative to vote as your proxy. That individual must be participating in the meeting for your designation to be valid. The proxy will expire 30 days after the Annual Meeting of the Owners.

I hereby designate the following person as my proxy:

- ( ) Scott Winn, President of the Meridian Lake Park Corporation  
OR  
( ) Property Owner in Meridian Lake Park, Meridian Lake Meadows, or Pristine Point named here:

\_\_\_\_\_

As Proxy, said person may vote and/or take any other action I (we) would take on our behalf, as if I (we) were personally present.

\_\_\_\_\_  
Owner/Lot and Filing Number

\_\_\_\_\_  
Date

Email Address \_\_\_\_\_

**PLEASE RETURN** your proxy by 5:00 pm, July 16, 2024 to:  
Meridian Lake Park Corp, PO Box 504, Crested Butte, CO 81224  
or email [alexander@toadpropertymanagement.com](mailto:alexander@toadpropertymanagement.com)



TOAD PROPERTY MANAGEMENT  
318 Elk Avenue | PO Box 2776  
Crested Butte CO 81224  
t: 970-349-2773 | w: toadpropertymanagement.com

**ZOOM MEETING INFORMATION**  
**Meridian Lake Park Corporation Annual Homeowners Meeting**  
**July 16, 2024 – 5:00 pm Mountain Time**

To join the Zoom Meeting copy/paste the link below into your browser:

<https://us02web.zoom.us/j/5548296044?omn=89862766537>

Meeting ID: 554 829 6044

One tap mobile  
+17193594580,,5548296044# US  
+12532158782,,5548296044# US (Tacoma)

---

- Dial by your location
- +1 719 359 4580 US
  - +1 253 215 8782 US (Tacoma)
  - +1 346 248 7799 US (Houston)
    - +1 669 444 9171 US
  - +1 669 900 9128 US (San Jose)
    - +1 253 205 0468 US
    - +1 507 473 4847 US
    - +1 564 217 2000 US
  - +1 646 558 8656 US (New York)
    - +1 646 931 3860 US
    - +1 689 278 1000 US
  - +1 301 715 8592 US (Washington DC)
    - +1 305 224 1968 US
    - +1 309 205 3325 US
  - +1 312 626 6799 US (Chicago)
    - +1 360 209 5623 US
    - +1 386 347 5053 US

Meeting ID: 554 829 6044

Find your local number: <https://us02web.zoom.us/j/5548296044?omn=89862766537>

If you are unfamiliar with a Zoom meeting, please contact the office and we will assist you prior to the meeting date or contact [alexander@toadpropertymanagement.com](mailto:alexander@toadpropertymanagement.com)



TOAD PROPERTY MANAGEMENT  
318 Elk Avenue | PO Box 2776  
Crested Butte CO 81224  
t: 970-349-2773 | w: toadpropertymanagement.com

## MEETING AGENDA

### Meridian Lake Park Corporation Homeowners' Association Meeting July 16, 2024 – 5:00 PM

1. Call to Order
2. Proof of Notice, Roll Call/Establish Quorum
3. Approval of Prior Annual Meeting Minutes
  - a. July 18<sup>th</sup> 2023
4. Reports
  - a. Board
  - b. Manager
5. Bylaws Amendment Overview
6. Financial Report and Ratification of 2024/2025 Annual Budget
7. Election of Board of Managers
8. Annual Summer Social Event
9. Set 2025 Annual Meeting
10. Adjourn

A brief meeting of the Board of Managers of MLPC will be held immediately following the Annual Meeting.



TOAD PROPERTY MANAGEMENT  
318 Elk Avenue | PO Box 2776  
Crested Butte CO 81224  
t: 970-349-2773 | w: [toadpropertymanagement.com](http://toadpropertymanagement.com)

## **MERIDIAN LAKE PARK CORPORATION**

### **Meeting of the Board of directors July 16, 2024 – Immediately Following the Annual Meeting**

1. Call to Order
2. Proof of Notice
3. Roll Call/Establish Quorum
4. Approval of Past BOD Meeting Minutes – July 1, 2024
5. Titling/Terms of Officers
6. Old Business
7. New Business
8. Adjourn



**TOAD PROPERTY MANAGEMENT**

318 Elk Avenue | PO Box 2776

Crested Butte CO 81224

t: 970-349-2773 | w: [toadpropertymanagement.com](http://toadpropertymanagement.com)

## New Fiscal Year Budget Comparison

Properties: Meridian Lake Park, Inc - PO Box 504 Crested Butte, CO 81224

Period Range: Jul 2024 to Jun 2025

Comparison Period Range: Jul 2023 to Jun 2024 (Same Period Last Year)

Level of Detail: Detail View

Account Name	FY24 Budget	FY23 Budget	FY23 Actual
<b>Income</b>			
Dues	148,763.00	119,825.00	119,999.51
Interest	0.00	700.00	236.59
Penalties/Interest	5,000.00	5,000.00	3,700.44
Design Review Fees	3,000.00	2,100.00	3,026.73
Miscellaneous Income	0.00	0.00	667.00
<b>Total Budgeted Operating Income</b>	<b>156,763.00</b>	<b>127,625.00</b>	<b>127,630.27</b>
<b>Expense</b>			
Management fees	29,808.00	27,545.00	27,425.00
Insurance	25,130.00	5,000.00	4,804.04
Legal - General	17,000.00	15,000.00	29,752.30
Miscellaneous	0.00	0.00	24.00
Insurance Claim Expense	0.00	0.00	2,500.00
<b>ADMIN/OFFICE</b>			
Accountant	785.00	600.00	1,208.00
General Admin: Filing Fees, Postage, Copies	1,200.00	1,115.00	3,056.48
Meeting	1,500.00	1,000.00	1,388.82
Bank Fees	0.00	0.00	15.00
<b>Total ADMIN/OFFICE</b>	<b>3,485.00</b>	<b>2,715.00</b>	<b>5,668.30</b>
Design Review Manager	3,000.00	2,100.00	1,918.00
<b>REPAIRS AND MAINTENANCE</b>			
Repairs and Maintenance - General	8,000.00	11,275.00	13,490.82
Repairs and Maintenance - Supplies	3,000.00	3,400.00	2,565.40
<b>Total REPAIRS AND MAINTENANCE</b>	<b>11,000.00</b>	<b>14,675.00</b>	<b>16,056.22</b>
Fish Expense	0.00	0.00	-33.00
<b>LANDSCAPING / GROUNDS MAINTENANCE</b>			
Landscaping/Grounds- general	1,500.00	1,500.00	1,090.00
Fencing	7,500.00	6,000.00	3,767.48
<b>Total LANDSCAPING / GROUNDS MAINTENANCE</b>	<b>9,000.00</b>	<b>7,500.00</b>	<b>4,857.48</b>
Pest/Porcupine Control	840.00	840.00	790.00
<b>SNOW REMOVAL / SNOW PLOWING</b>			
Snow Removal - General	750.00	650.00	835.00
<b>Total SNOW REMOVAL / SNOW PLOWING</b>	<b>750.00</b>	<b>650.00</b>	<b>835.00</b>
<b>UTILITIES</b>			
Utilities - Trash/Recycle	40,750.00	40,000.00	37,264.34
<b>Total UTILITIES</b>	<b>40,750.00</b>	<b>40,000.00</b>	<b>37,264.34</b>
Reserve Fund	16,000.00	11,600.00	0.00
<b>Total Budgeted Operating Expense</b>	<b>156,763.00</b>	<b>127,625.00</b>	<b>132,661.68</b>
Total Budgeted Operating Income	156,763.00	127,625.00	127,630.27
Total Budgeted Operating Expense	156,763.00	127,625.00	132,661.68
<b>NOI - Net Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>-5,031.41</b>
Total Budgeted Income	156,763.00	127,625.00	127,630.27
Total Budgeted Expense	156,763.00	127,625.00	132,661.68
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>-5,031.41</b>

**MERIDIAN LAKE PARK CORPORATION  
MINUTES OF THE THIRTIETH ANNUAL HOMEOWNERS'  
ASSOCIATION MEETING  
JULY 18, 2023 – 5:00 P.M.  
VIA ZOOM**

The meeting was called to order at 5:11 p.m. and Joe Robinson of Toad Property Management welcomed everybody to the meeting. Notice of the meeting was mailed to all owners on June 30, 2023. Joe Robinson said there was not a quorum.

Joe Robinson said minutes of the June 30, 2022 annual meeting would be approved at a future meeting. There were no questions or changes proposed for those minutes.

Scott Winn, as President of the Association, thanked the Board and Joe at Toad for all their work during the year. Scott introduced the other Board members, Beth Hise, Allie Cote, Dustin Gaspari, Hilary Kunz, Sherri Twilleger and Will Hamilton.

Joe Robinson said the MLPC Board was very engaged and had completed a lot of work during the year. Joe explained there had been 17 lot sales during the year and the Board had been busy reviewing construction plans. Joe said the Design & Construction Guidelines had been updated and an agreement had been signed with Mt. Crested Butte Water & Sanitation District. Joe explained street signs had been damaged during the winter and all street signs would be replaced. Joe said changes were being made to the design and placement of the signs to either protect the signs from future damage or make the signs easier and less expensive to replace. Will Hamilton thanked the owners for repainting the entry signage at two locations on Washington Gulch.

Joe explained amendments had been proposed for the Bylaws. Dustin Gaspari said some owners had already voted on the Bylaw amendment and other owners had responded with comments and suggestions. Dustin explained the approval document for the amendment had been mailed out without the language required by the Colorado Common Interest Ownership Act (CCIOA). It would be necessary to restart the approval process and the amendment to the Bylaws would be revised and sent out again. Dustin explained the amendments were intended to make it easier for the Association to operate, including reaching a quorum at annual meetings and electing Board members. Dustin said the amendment proposed reducing a quorum to 20% instead of the 50% currently required. Dustin stressed the amendment to the outdated Bylaws would not impact the Covenants and any future amendment of the Covenants would still require a 67% vote of the owners. Dustin encouraged owners to reach out with questions regarding the proposed amendment to the Bylaws.

Roger Cram suggested contact information for the Board members be displayed on the Toad website and Roger also suggested preparing quarterly newsletters to owners to inform them of the work being performed by the Board. Joe encouraged owners to reach out to him and he would be happy to forward emails to the Board for review and a response.

Roger Cram asked that Board titles be included on the Toad website and Joe Robinson said the website would be amended.

Dustin Gaspari explained the Bylaw amendment would keep the Board at seven people and Scott Winn said the Board would be considering all comments and making changes where possible.

Joe Robinson said the Board had approved a Budget which included a dues increase. The dues for a developed lot would be \$200 per quarter and vacant lots would be \$100 per quarter. Joe explained funds had been collected from some owners for fish stocking in the reservoir and that income was offset against the cost of purchasing the fish to stock the reservoir. Joe said some of the donations were still available and those funds would be used in 2024 for more fish stocking.

Joe Robinson explained the Budget had \$11,275 for repairs and maintenance and that included the cost of the new signage. Joe said the Reserve Fund line item had been increased as it had been necessary in prior years to transfer money from the Reserve Fund to the Operating Account to keep up with increased expenses. Joe explained the total cash available to the Association had decreased by approximately 20% and the Board had voted to build that Reserve Fund back up.

Roger Cram questioned the bad debt of approximately \$5,000 and Joe explained the debt involved the foreclosure of a lot by a Bank and said the matter was ongoing. Joe explained the cost of fencing had doubled, due to increased costs in labor and materials. Bill Ronai said the snow during the 2022/2023 winter season had caused a lot of damage to the perimeter fence and the Board had probably decided it was necessary to have funds ready for similar costs in the future.

Joe Robinson explained there were 180 lots in MLPC. Joe said there were currently 62 undeveloped lots and the remainder, 118 lots, would be paying the developed lot dues of \$200 per quarter. Jim Strife suggested including that information with the annual meeting documents.

Joe Robinson said the dues for vacant lots had been increased by 33%, which was higher than the increase for developed lots. Vacant lots did not benefit from trash collection but they did benefit from other services provided and the Board felt the split of \$200 per quarter for developed lots and \$100 per quarter for vacant lots was a fair split.

Joe Robinson said attempts were made to collect all outstanding dues and a request was made to have information made available for the annual meeting of how many accounts were outstanding and how delinquent those accounts were. Roger Cram suggested the Treasurer for the Board make a presentation at the annual meeting. Joe said officer elections would be discussed at the first board meeting after the annual meeting.

Allie Cote made a motion to ratify the Budget as presented. Roger Cram seconded the motion and it was approved by a majority.

Joe Robinson explained there would not be an election for board members as there was not a quorum. The existing board would meet to elect officers at a meeting immediately after the annual meeting and that board would remain in place for an additional year. Joe encouraged owners to contact him during the year if they wished to volunteer for the board.

Prior to the meeting a summary of the agreement reached with Mt. Crested Butte Water & Sanitation District (Mt. CB W&S) had been circulated with the annual meeting documents. Bill Ronai and Kurt Giesselman agreed to expand on the summary and provide some history and explain how the agreement had been reached. Bill Ronai explained the history of water supply initially to Filings 1 and 2 and then including Filings 3 and 4 and the need for infrastructure



improvements, a stand-alone system and charges/rates. Bill said over the years it had been necessary to make changes to the original agreement with Mt. CB W&S.

Kurt Giesselman said 2016 requirements by the State of Colorado had resulted in a second water treatment plant being installed at significant cost. The following year the State of Colorado required a major redesign of the dam and that added to the MLPC debt with Mt. CB W&S. The significant cost of the two projects had probably resulted in Mt. CB W&S hiring an independent company to review the expenses and identify how much it was costing to supply water and sewer services to the four filings at MLPC.

As a result of the independent study concern had been expressed about the inadequacy of the surcharge paid by MLPC owners. Kurt explained there had been multiple attempts over recent years to reach an agreement. Kurt said benefits had been identified to have a one rate system for all owners within Mt. CB W&S and an agreement had finally been reached. The MLPC surcharge paid by owners would sunset in 6 years and Mt. CB W&S had acquired water rights, infrastructure and land in return for MLPC owners paying the same rate as other owners in Mt. Crested Butte. MLPC was also being relieved of liability and the cost of operating and updating the water and sewer system.

Thanks were expressed to all owners who had participated in the lengthy and difficult process to reach agreement with Mt. CB W&S.

Sherri Twilleger gave an update on short term rentals in the neighborhood. Sherri explained 22 homes were now registered for short term rentals and efforts had been made to have all of those owners educated on the regulations and guidelines for rentals within the community. Sherri said all rental owners must register with Toad Property Management and at that time Sherri said the handbook, regulations and guidelines were explained at that time and all owners were held to a high standard to prevent a negative impact on neighbors or people within the community. The handbook was available on the Toad website. Any complaints regarding short term rentals could be lodged with Toad Property Management and Toad would track any complaints, reach out to the short-term rental committee and the committee would follow up with the host. Only one complaint regarding a short-term rental had been received during the past year and that had been promptly resolved. One complaint about seven cars in a driveway had been received but that was at a home which was not a short-term rental house. Sherri stressed the intent among the current short term rental hosts was to give guests a good experience and to also be sensitive to neighboring properties. Sherri encouraged owners to reach out to the short-term rental committee with any questions or concerns.

Jim Strife thanked Sherri and other people on the committee for working so hard to provide information to guests and to act promptly when there was a complaint. Jim said approximately 15% of homes within the neighborhood were short term rented and Jim asked if there was a plan to put a cap in place to limit the number of short-term rentals in the future. Sherri Twilleger said the Board could consider that if the number of rentals or the behavior of guests became a problem within the neighborhood but at the present time it was not necessary as only one complaint had been received and that was promptly dealt with.

Beth Hise said the trail for Long Lake was completed and the Land Trust and CBMBA (the local bike association) had done a great job. Beth encouraged owners to use the loop if they had not already done so.

Bill Ronai said in the Fall a CLOSED sign had been put up by somebody near the Snodgrass Trail access in Meridian Lake Meadows. Bill explained there was access between two homes to enter the National Forest and the CLOSED sign had opened up discussion and was ongoing as there were multiple parties involved. Signage was being discussed as it was generally agreed improvements could be made at multiple locations and the Forest Service was conducting surveys of the area. Bill offered to answer questions but said the discussions were still in the very early stages. Will Hamilton reminded owners to close gates if they had to open the gate to pass through. Either stay out of the closed area or make sure to leave the area in the same way the owner found it. Will said in the past a gate had been left open and cows died after eating early season plants and it was essential to work with the local Ranchers so open space could be maintained and enjoyed. Bill Ronai reminded owners to not damage the perimeter fence as it was the Association's responsibility to maintain the fence, in accordance with Colorado law, and fence the cattle out.

If cows did get into the neighborhood it was necessary to call Toad Property Management and they would work with the Rancher to have the cows put back and repair the fence line.

Dustin Gaspari said the Board had reviewed the Accounts Receivables in May and there was only approximately \$5,000 in delinquent dues. Dustin said the Board would continue to research but believed the higher figure was due to the timing of invoices going out and other issues rather than significant owners being delinquent.

Scott Winn said pictures and videos had been taken of the fish stocking at the reservoir and Scott thanked Peggy Schrammel for her efforts in fund raising and coordinating the stocking. Scott said there were fish in the reservoir and encouraged owners to enjoy the amenity. Dustin Gaspari reminded owners that the fish had been purchased with donations received from some owners and the Association operating account had not been used to fund any part of the fish stocking.

Jill Galvin had set up the Directory Spot and Jill encouraged owners to use the App on their phone to enter their contact information. Jill said most board member information was already available on the App. The Directory Spot was helpful to strengthen the neighborhood spirit and create a sense of community as well as introducing owners to local activities. Jill encouraged interested owners to reach out to her with questions and said the initial problems setting up the Directory Spot had now been resolved. Jill said Toad Property Management had sent out an email explaining the Directory to all owners and Jill stressed the Directory Spot could only be used by those signed up on the App and owners would not receive Spam.

Joe Robinson of Toad Property Management said the Design & Construction Guidelines had been updated and were now available on the Toad website. Scott Winn thanked the people who had put in a lot of work, over several years, updating the Guidelines. Scott encouraged owners to read the Guidelines especially if the owner was considering making changes to an existing home or designing and constructing a new home.

Roger Cram expressed concern about not having a redline version of the Guidelines to make it easy to identify any changes. Scott Winn said the numbering had been changed and that had resulted in so much redlining that the Board decided to keep the new document as clear as possible so owners could easily read it and search for specific topics. Dustin Gaspari encouraged owners to reach out to him if they had questions or comments.

Joe Robinson explained there would be another MLPC social event. The event would once again be held at the Mt. Crested Butte Wedding Pavilion and there would be catering at the event. The date was August 15, 2023 from 5 p.m. to 7 p.m. and that might be adjusted to 4 p.m. to 7 p.m. All owners were welcome.

The next Annual Meeting was scheduled for Tuesday, June 25, 2024 and adjustments would be made if necessary.

Roger Cram suggested the Board once again review the future uses of the common areas, especially the area at the entrance where the tennis courts used to be.

Roger Cram expressed concern about the condition of the County roads, especially Meridian Lake Drive and vehicles being parked on the road. Roger asked the Board to discuss and Joe Robinson said he would be happy to reach out to the County about new markings on the road and report back to the Board.

At 7:19 p.m. Beth Hise made a motion to adjourn the meeting. Dustin seconded the motion and it was unanimously approved.

---

Prepared by Rob Harper,  
Toad Property Management