

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 2, 2025 AT 10:00 A.M.

The following people were present:

Bill Ronai
Dave O'Brien
Dave Miller
Kent Cowherd, Association's Architect
Jesse Drees, Toad Property Management

Jesse called the meeting to order at 10:01 a.m. and a quorum was confirmed.

Bill made a motion to approve the minutes of the May 30, 2025 meeting. Dave Miller seconded the motion and it was unanimously approved.

Prior to the meeting Kent Cowherd, Architect, had sent a letter to the Board regarding the most recent submission of construction plans for the Stillwell/Sullivan project. Kent explained clarification was needed from the owners as some of the older information previously submitted was still shown on the plans. The owners needed to clarify several points, including drainage, erosion control, retaining walls and hot tub, and submit one full set of final plans. The County would require one final set of plans prior to their review starting.

After a long discussion it was agreed Bill would draft a letter to the owners requesting a final full set of plans addressing the four items raised in Kent's letter to the Board. Once the draft letter was approved by the Board and Kent it would be sent to the Association's legal counsel for a final review prior to sending to the owners. Jesse agreed to contact the owners and tell them the Board was inclined to approve subject to a full set of plans being received to address the four concerns which would be outlined in a letter.

Once a full set of final plans had been received the Board would review and approval could be granted based on receipt of completed forms and a security deposit.

Kent said he would resubmit his past due invoices. Kent left the meeting.

Jesse said he would be circulating a draft Budget to the Board. Jesse explained cash flow continued to be an issue. Section 2.5.17 of the Design Guidelines stated the review of final plans by Kent Cowherd was an expense of the owners. Jesse said he would review and follow up with owners for payment of the architect review invoices.

Jesse said the Association did not display any delinquent accounts at the current time and Jesse confirmed he would track those payments and confirm all owners had paid.

The annual meeting was scheduled for July 29, 2025. Bill stressed the need for the Board to have adequate time to review a Cash Flow Report and a draft Budget prior to the annual meeting documents being sent out.

At 10:45 a.m. Bill made a motion to adjourn the meeting. Dave Miller seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management