**MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.**

**ANNUAL HOMEOWNERS MEETING**

**TUESDAY, JUNE 27, 2023 – 3:30 PM**

**VIA ZOOM**

Bill Ronai called the meeting to order at 3:32 p.m. Joe Robinson confirmed there was a quorum with Bill Ronai holding 9 proxies and owners of 11 lots attending the meeting.

Joe Robinson confirmed notice of the meeting had been sent on June 5, 2023.

**Reading and approval of past minutes**

Neil Watko made a motion to waive the reading of the July 6, 2022 meeting minutes. Bill Ronai seconded the motion and the motion was unanimously approved.

Neil Watko made a motion to approve the July 6, 2022 meeting minutes as distributed. Bill Ronai seconded the motion and it was unanimously approved.

**Reports**

Bill Ronai thanked Toad Property Management and the Board members for their work during the year. Bill explained there had been 8 sales since the 2022 annual meeting, 2 homes and 6 vacant lots. Two houses were currently under construction and the plans for two additional houses had been approved and construction might start soon.

Bill reminded owners to keep dogs on a leash or under voice command and to pick up after the dog.

Bill said the area might qualify for some of the Federal funding for rural areas underserved by internet. Bill Ronai and Neil Watko volunteered to follow up with the County and find out how to benefit from any upgrades to internet service.

Joe Robinson said the entry sign for Meridian Lake Meadows had been replaced as part of an insurance claim. An electrical company needed to perform some work for the lights and then the insurance claim would be closed and the remaining funds received. Joe agreed to reach out to contractors who were working on the new homes to obtain an electrical bid.

Joe said some street signs had been damaged during winter snow plowing. Work was underway and the street signage would be completed in the next few weeks. Joe explained Meridian Lake Park would be replacing and upgrading the street signage on their roads and signage would look similar to the Meridian Lake Meadows street signs. Meridian Lake Park would be setting the sign posts in a metal casing so it would be easier in the future to replace a post damaged by the snowplows.

**Election of Board of Directors**

Joe Robinson explained Dave O’Brien had one year left on his board appointment. All other seats for the Board expired. Joe explained Jason Reeves and David Miller had volunteered for three year terms. Bill Ronai and Neil Watko had volunteered for two year terms. No additional names had been put forward.

Mano DeAyala made a motion to appoint Bill Ronai and Neil Watko for two year terms and Jason Reeves and David Miller for three year terms on the Board. Dave O’Brien seconded the motion and it was unanimously approved.

**Financial Report and Ratification of the 2024 Budget**

Joe Robinson said the Board had approved the 2024 Budget. Joe explained snow removal was not an expense in the Budget as the County performed snow removal on the roads. After a big snow year the Association had some repair and clean up expenses but the Board had decided to keep dues at the current level. Most associations in the valley had incurred large dues increases as a result of increased snow removal expenses.

Joe explained the Association currently had $10,330 in the Bank and approximately $1,000 in accounts receivable. Joe confirmed the owners delinquent on dues had been contacted and efforts would be made to recover those funds. Bill Ronai thanked Joe for his work on collecting delinquent dues and said the recovery of some past due funds had helped to keep dues at the same level for 2024, unless any large, unforeseen expenses occurred.

Neil Watko expressed concern about the new 2022 State regulations regarding the collection of delinquent dues. Joe Robinson said it would take longer to collect the delinquent dues and fining and late fee penalties would be restricted but the money could be collected and he would continue to follow up.

Bill Ronai made a motion to ratify the 2024 Budget as presented. Dave O’Brien seconded the motion and it was unanimously approved.

**Snodgrass Trail Update**

Bill Ronai explained a hand written sign had been put up by somebody in the Fall saying the Snodgrass Trail was closed. Dave Miller, as a nearby owner, had received a lot of communication from concerned users of the trail and there had been some confrontation between the ranch hands and hikers/bikers on the private land. Bill explained the original plat for Meridian Lake Meadows indicated there was a permanent public easement between the two lots to the public lands. Bill said attempts were being made to bring together the various parties to approve signage and determine how to communicate the information clearly to people wanting to use the public lands. Dave Miller had met with several of the interested parties and would continue to reach out in an attempt to resolve the confusion.

**Short Term Rentals**

Bill Ronai said the policy prepared for Non-Owner Occupied properties would be amended in accordance with the 2022 State legislation. Bill said the Association’s attorney was reviewing and preparing amendments for the short term rental policy and that document would be available shortly. Bill reminded owners to register any short term rentals with Toad Property Management.

Mano DeAyala expressed concern about the $3,500 deposit and the need for such a large advance payment. Mano said he had changed property managers and expected a reduction of short rentals in the foreseeable future. Mano explained a new roof would be installed during the summer and the work would take six or seven weeks.

Neil Watko said the $3,500 had been established so that funds would be available if fines had to be levied. Mano DeAyala said he felt it was unfair to be assessed a fine before a fine was determined to be necessary.

**Land Conveyance**

Bill Ronai explained a super majority of owners needed to approve the conveyance of land to the Mt. Crested Butte Water & Sanitation District as part of the agreement reached between the District and Meridian Lake Park Corporation. Bill said enough positive votes had been obtained and he, as President of the Association, would be signing the conveyance of the Deeds subject to final approval from the Association’s attorney. Bill explained he would be at the July annual meeting for MLPC to answer questions about the historical agreements between MLPC and the Water District.

Bill confirmed MLPC had signed the agreement with the Water District and the Meridian Lake Meadows part was to convey land which the Water District used for infrastructure. Joe said Pristine Point also needed to convey land around the Reservoir to the Water District and that process was still underway.

**Other Business**

Bill said MLPC would be having another social event on August 15, 2023 at the Wedding Garden at Mt. Crested Butte and Bill encouraged owners to attend.

The 2024 annual meeting was scheduled for Tuesday, June 25, 2024. Bill Ronai suggested an in-person meeting and Joe Robinson said it would be possible to hold a hybrid meeting and have some people attend in person and other owners participate by Zoom.

At 4:14 p.m. Mano DeAyala made a motion to adjourn the meeting. Bill Ronai seconded the motion and it was unanimously approved.

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Submitted by Rob Harper, Toad Property Management