

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
TUESDAY, AUGUST 19, 2025 – 2:30 PM
VIA ZOOM

Jesse Drees called the meeting to order at 2:30 p.m. Jesse confirmed there was a quorum with 7 proxies and owners of 9 lots participating in the meeting.

Reading and approval of past minutes

Bill Ronai made a motion to waive the reading of the September 4, 2024 meeting minutes and approve the minutes as presented. Dave Miller seconded the motion and the motion was unanimously approved.

Reports

Jesse Drees of Toad Property Management introduced himself and thanked the Board for their assistance.

Jesse explained Bill Ronai would be leaving the Board after approximately 21 years as a board member for MLM and/or MLPC. Bill Ronai thanked the Board for their work.

Jesse Drees said changes to governing documents over the past couple of years had involved a lot of work and the updated documents would be a great benefit to the Association.

Jesse said the perimeter fence had been repaired, an expense paid by MLPC.

Financial Report

Jesse Drees presented the July 31, 2025 financials. A 2026 Budget had been approved by the Board and included a dues increase of \$100 per year, per lot. During the year there had been cash flow issues and the increase was necessary to cover increased expenses and build up the Reserve funds.

Bill Ronai explained a very detailed review of a cash flow projection had been performed in July. The review indicated the Association would run out of money by November and efforts had been made to correct that by dues being paid in advance and adjusting payment dates for some invoices.

Bill said the governing documents required additional work and the 2026 Budget included additional legal expenses. Dave Miller said changes at the State level for all associations (Colorado Common Interest Ownership Act) had triggered some of the updates to the governing documents.

John Morgenthaler made a motion to ratify the 2026 Budget as presented. Dave Miller seconded the motion and it was unanimously approved.

Joe Hise said his research indicated the perimeter fence needed to be maintained by the individual holding the grazing lease. Bill Ronai said the Allen Family did assist with perimeter fence maintenance every year and Colorado did require people to fence cattle out.

Election

Bill Ronai would be leaving the Board and Joe Thompson had volunteered to join the Board. Joe Thompson introduced himself. Dave Miller made a motion to appoint Joe Thompson to the Board for a three year term. Bill Ronai seconded the motion and it was unanimously approved.

Other Business

Jesse Drees said 30 Redstone Cove had requested information about new construction.

Bill Ronai reminded owners to have dead wood removed from vacant lots to reduce fire danger.

Bill Ronai requested a return to in-person annual meetings and suggested holding the meeting on the same day as MLPC with dinner. Jesse Drees said he would speak to MLPC to coordinate.

Jesse Drees said there would be a Board meeting immediately after the annual meeting.

At 3:20 p.m. Joe Hise made a motion to adjourn the meeting. Dave O'Brien seconded the motion and it was unanimously approved.

Submitted by Rob Harper, Toad Property Management