

**MERIDIAN LAKE PARK CORPORATION
MINUTES OF THE THIRTY-SECOND ANNUAL HOMEOWNERS'
ASSOCIATION MEETING
JUNE 17, 2025 – 5:00 P.M.
VIA ZOOM**

The meeting was called to order at 5:09 p.m. and Collin Schuhmacher of Toad Property Management apologized for the delay in starting the meeting. Notice of the meeting had been sent to all owners. Collin Schuhmacher conducted a roll call and confirmed there was a quorum.

Beth Hise made a motion to approve the minutes of the July 16, 2024 meeting as presented. Will Hamilton seconded the motion and it was unanimously approved.

Scott Winn welcomed everyone to the meeting and introduced Collin Schuhmacher and Jesse Drees of Toad and said Jesse would be the contact at Toad. Scott introduced the board members, himself, Will Hamilton, Sherri Twilleger and also Ann Cargill who was unable to attend.

Scott explained it had been a quieter year for the Board and Toad had provided good service keeping the Association in compliance with the legal requirements. Scott encouraged owners to reach out to Toad or the Board with questions or concerns.

Sherri Twilleger explained 23 homes were currently short term renting. Sherri said owners renting their homes wanted to be good neighbors and encouraged owners with concerns to reach out to Toad or her. There had been one complaint during the year with one home having too many vehicles and trailers. The complaint had been responded to promptly.

Scott Winn said construction had slowed compared to the past few years. Some homes had received approval but had not yet commenced work. Some homes were completing small remodels.

Collin Schuhmacher encouraged owners to reach out to Toad with any questions or concerns using either the emergency line or the Toad office number.

Scott Winn thanked Sherri for her work on short term rentals and said her work had helped to significantly reduce complaints and concerns over short term rental guests.

Collin Schuhmacher said the entry sign at the corner of Gothic Road and Washington Gulch had been damaged by snowplows during the Winter. The sign was being repaired.

Collin said the Board had approved a 2025/2026 Budget which kept Operating Dues at the current level. The Toad Management Fee was also remaining the same for the next year. Pest and porcupine control would continue in the neighborhood using environmentally friendly methods.

Insurance had increased significantly due to general increases within the industry and possibly due to legal action against the Association. Scott Winn said Toad did research renewal options for General Liability and Directors & Officers Insurance. The risk of wildfire had increased insurance rates within Colorado or led to some carriers pulling out of the market. Concern was expressed about the lawsuits filed by an owner over the prior years. Collin Schuhmacher agreed to research insurance rates for liability and Directors & Officers and determine how much rates

might have changed due to the lawsuit. The Association had spent approximately \$54,000 in legal expenses since 2023. Scott Winn explained the current insurance company had been covering legal expenses. Concern was expressed that the Association had increased dues the prior year but the Association had not been able to increase the Reserves. Lance Galvin said interested owners could obtain a copy of the most recent lawsuit from Gunnison County.

Scott Winn and Will Hamilton encouraged interested owners to join the monthly Board meetings to obtain information or understand the work of the Board. Vacancies existed on the Board. Beth Hise thanked the Board for their work.

Neil Watko questioned why there needed to be three associations. Chuck McGinnis explained some of the history with Gunnison County as Filing 3 and Filing 4 were formed later than Filings 1 and 2 when governing documents were already established for the earlier filings. Scott Winn said the three associations wanted to find an easier way to work together in the future to streamline the process for owners.

Will Hamilton made a motion to ratify the 2025/2026 Budget as presented. Dustin Gaspari seconded the motion and it was unanimously approved.

Luke Eaton and Eric Marye volunteered to join the Board for two year terms. Luke and Eric were voted onto the Board.

Scott Winn said there would be a Summer social event and Collin Schuhmacher confirmed the date would be circulated to all owners.

Collin Schuhmacher said the 2026 annual meeting would be scheduled on or around June 17th and a similar time.

Neil Watko said Mt. Crested Butte Water & Sanitation District (“District”) would significantly increase tap fees in the future. Dave O’Brien said the increase had been approved by the District and any owners planning to build would pay higher fees. The higher than anticipated cost of essential improvements and upgrades within the District had led to the fee increase. Robin Smith said it would be useful if owners within the community who also served on the District could provide a report at each annual meeting for the Association. Any interested owners were welcome to attend the District meetings and minutes were posted on the District’s website.

At 6:30 p.m. Don Henderson made a motion to adjourn the meeting. Chuck McGinnis seconded the motion and it was unanimously approved.