

**MINUTES
MEETING OF THE BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, JULY 1, 2025
4:00 P.M.**

Present by Zoom: Scott Winn
 Sherri Twilleger
 Will Hamilton
 Ann Cargill
 Luke Eaton
 Eric Marye
 Jesse Drees, Toad Property Management

Jesse called the meeting to order at 4:03 p.m. and confirmed a quorum.

Sherri made a motion to approve the minutes of the May 20, 2025 meeting. Ann seconded the motion and it was unanimously approved.

Board members introduced themselves and welcomed Luke and Eric to the Board.

Jesse said InsideHOA would not do any further work for the Association until the Contract was signed. Jesse explained InsideHOA wanted somebody from the Association to work with InsideHOA to supply content for the website and encourage owners to use the software. Scott and Sherri explained some of the benefits the InsideHOA software would provide. Scott agreed to reach out to a couple of owners who might be interested in working with InsideHOA to help set up the website. Board members would consider any additional owners who might be interested in assisting InsideHOA.

Scott summarized the questions and discussions at the annual meeting. Scott said he was drafting a letter to all owners to explain the expenses of the Association compared to Budget. The cost of Directors & Officers Insurance had increased significantly. Scott explained a letter explaining the history of the three associations, MLPC, Meridian Lake Meadows (MLM) and Pristine Point (PPOA), was being prepared with the help of Bill Ronai and Dave Miller of MLM and Kurt Giesselman of PPOA. Jesse said law firms would be approached to provide a cost estimate to combine the three associations. It was anticipated it would be a large expense but clarification was required prior to trying to determine the potential support of owners to combine the three associations.

Jesse confirmed the Sutton's contractor would restore the driveway to the correct location, in accordance with the approved plans, at no cost to the Suttons.

Jesse said Toad had started repair of the perimeter fence. Jesse said he would inspect the fence line.

Will said there was not much trash in the neighborhood and a community clean up day was not necessary.

Eric said he had spoken with Beth Appleton, legal counsel, and Eric explained why the Board had not entered into an explanation of the past and pending litigation during the annual meeting. Scott said a letter would be drafted to owners, in conjunction with legal counsel, to describe the lawsuits.

Scott said the Association had incurred significant legal expenses prior to the insurance company being forced by legal counsel to cover the ongoing legal expenses. The insurance company had started to cover legal

expenses as soon as the most recent lawsuit was filed. Director & Officer insurance premiums might increase significantly again and different carriers would be researched.

The next meeting was scheduled for July 15, 2025 at 4:00 p.m.

At 5:00 p.m. Will made a motion to adjourn the meeting. Sherri seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

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