

**MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY, MARCH 24, 2025 AT 10:00 A.M.**

The following people were present:

Bill Ronai
Neil Watko
Jason Reeves
Dave O'Brien
Dave Miller
Alex Summerfelt, Toad Property Management
Ariston Awitan, Toad Property Management
Thayla Sullivan
Peter Stilwell

Bill called the meeting to order at 10:03 a.m. and a quorum was confirmed.

Bill made a motion to approve the minutes of the October 14, 2024 meeting. Neil seconded the motion and it was unanimously approved.

Alex explained the first topic would be 84 Stream View Lane. An updated site plan had now been provided but staking on the lot could not occur until snow melted. Thayla Sullivan had requested approval of the plans with conditional approval subject to satisfactory staking of the lot. MLPC would not approve until MLM had granted approval and Kent Cowherd, the Association's architect, was currently reviewing the site plan. Thayla Sullivan explained the process for preparation of the site plan had been delayed as it had been challenging to find a company to complete the plan.

Del Mont Consulting, from Montrose, had produced the site plan. The plan included a 9 foot high retaining wall – 3 steps of 3 feet each. Dave O'Brien stressed the need to have a structural engineer review everything to confirm the retaining wall was adequate and drainage would be acceptable. Thayla confirmed Del Mont Consulting, civil engineers and land surveyors, had been in business in Montrose since 1978 and Del Mont prepared the site plan using the soils report and the original survey.

Concern was expressed that the soils report might require updating. A report showing the structural makeup of the retaining wall was requested. Dave O'Brien said the County would probably request similar information and the Contractor would require the same prior to work starting.

Alex explained items identified in the December 5, 2024 letter from Kent Cowherd, Architect, had been addressed. Once Kent Cowherd had reviewed the new site plan his response would be circulated to the Board by Alex. Thayla said she would follow up on engineering reports for the retaining wall and updated soils report if necessary. Thayla and Peter left the meeting.

A request had been received for the return of the Construction Deposit on 470 Meadow Drive. Alex confirmed the deposit would not be returned until the snow melted and an inspection could be scheduled. Landscaping would need to be completed by July 2025 and Dave O'Brien said the County required landscaping to be completed prior to issuing a final Certificate of Occupancy. Alex agreed to confirm to the Board the specific date for completion of landscaping during July. Two vehicles were currently parked in the driveway.

Plans were unknown for the adjacent parcel (Lot 28) but July 14, 2025 was the final date for commencement of construction. No additional extension would be approved by MLM. Bill agreed to draft a letter to the MLPC Board notifying them of the MLM Board decision in anticipation that the Owner might approach the MLPC Board with a request for an extension.

Beth Appleton, legal counsel, was reviewing the Enforcement Policy, Collection Policy and the update to the Design Guidelines. Approval and adoption by the Board of the policies could be handled by email.

Alex explained legal expenses were over budget. The bank account had a balance of approximately \$7,700. Three lots (2 owners) were currently delinquent on dues. Alex confirmed Toad continued to reach out to those owners. Dave Miller stressed the need for Beth Appleton to review the policies as quickly as possible.

Alex said the Annual Meeting was currently scheduled for July 16, 2025 at 4 p.m. After discussion it was agreed to change that date to Tuesday, July 29, 2025 at 4 p.m.

At 11:21 a.m. Neil made a motion to adjourn the meeting. Bill seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management