

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FRIDAY, MAY 30, 2025 AT 10:00 A.M.

The following people were present:

Bill Ronai
Neil Watko
Jason Reeves
Dave O'Brien
Ariston Awitan, Toad Property Management

Bill called the meeting to order at 10:02 a.m. and a quorum was confirmed.

Neil made a motion to approve the minutes of the March 24, 2025 meeting. Dave seconded the motion and it was unanimously approved.

Concern was expressed about cash flow for the remainder of 2025. Ariston explained the accounting team could not attend to explain the discrepancy of approximately \$3,000 between the amounts shown in the financial reports. The report showed no delinquent dues at this time. Ariston said the accounting team would prepare a cash flow projection from the end of April through the end of 2025. Bill said without the explanation he did not feel comfortable approving a Budget for 2026. Subsequent to the meeting Bill asked Ariston to research not only the revenue discrepancies but also what appears to be extraordinarily high Toad management fees.

Legal expenses were running high for 2025 compared to Budget and Ariston said there were a couple of legal invoices which still needed to be paid. David Miller had been researching different legal counsel for the future and would update the Board.

At this time no design review fees had been collected for 2025.

It was anticipated Mt. Crested Butte Water & Sanitation District would be introducing significant increases for new construction.

The annual meeting had been scheduled for July 29, 2025 and it was agreed to push that meeting into August to allow more time for a 2026 Budget to be approved.

David Miller had submitted a proposed amendment to Section II, Paragraph 2.1 of the Design Guidelines. The new wording required a licensed architect to prepare plans and a registered architect must stamp all plans. Dave made a motion to approve the proposed amendment. Bill seconded the motion and it was unanimously approved.

A letter regarding the 84 Stream View Lane (Sullivan) project had been drafted by Kent Cowherd, architect. The Board would review and the letter would be sent once approved by the Board.

MLPC were currently reviewing the Morgenthaler design application. Once the MLPC board approved the plans the approval letters from MLM and MLPC would be sent to the owner.

An owner had expressed interest in installing solar panels standing on the ground. Concern was expressed about the proposed location and the efficiency of panels in that area. Solar panels mounted on a roof are covered by Colorado statute and believed to be outside the scope of the Board review. Panels on the ground are subject to Board approval based on previous legal advice. Bill agreed to reach out to the owner for an update.

Dave said outside work was underway at 470 Meadow Drive, including the gravel driveway, some seeding but no trees or shrubs had been added. It was agreed to review the landscaping plan submitted. It appeared the service line on that lot might have a leak. Ariston agreed to follow up. Ariston agreed to confirm the final date for construction to commence on the neighboring lot.

At 10:50 a.m. Jason made a motion to adjourn the meeting. Neil seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management