

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY, JULY 13, 2023 AT 9:00 A.M.

The following people were present:

Bill Ronai
David Miller
Neil Watko
Jason Reeves
David O'Brien
Joe Robinson, Toad Property Management

The meeting was called to order at 9:02 a.m. and a quorum was confirmed.

Neil made a motion to approve the minutes of the May 23, 2023 meeting. David seconded the motion and it was unanimously approved.

After a short discussion the following officers were unanimously elected:

President	Bill Ronai
Vice President	David Miller
Secretary	Neil Watko
Treasurer	Jason Reeves

Bill Ronai said revised plans had not been received regarding the Mahaffey Residence. Once plans were received they would be reviewed for completeness and Kent Cowherd, Architect, could be asked to review the plans if necessary. A sketch might be submitted for Board review prior to a full set of documents being presented. Joe agreed to share with the Board the Viewshed Analysis required by MLPC in the Design Guidelines revised earlier in the year.

Joe said sufficient owner approval responses had been received to sign the transfer documentation with Mt. Crested Butte Water & Sanitation District (Water District). Neil Watko, as Secretary, said he would go to David Leinsdorf's office to sign the document. Joe explained a new agreement between the Water District and Pristine Point was being drafted. The new agreement would include the Water District being responsible for 40% of the maintenance expenses of the road across the Dam. Once the revised agreement was available the owners of Pristine Point would vote.

Bill said the Water District would be paying MLM \$1,000 towards the legal expenses incurred by MLM once Neil had signed the agreement. Joe agreed to reach out to Nancy Wolf as the new President of the Water District to remind her of the payment of that \$1,000 once the agreement was signed by all parties.

Joe explained Toad would complete some work on the posts for the street signs and the new signage would be put in place. Joe said a local contractor had suggested a local electrician who might be available to give a bid on the electrical work at the Meridian Lake Meadows entry sign. Joe confirmed he would be reaching out to the electrician and would update the Board as soon as possible.

Jacob With, Law of the Rockies, had provided language for revised governance policies for compliance with the updated Colorado Common Interest Ownership Act (CCIOA). Joe said the governance policies provided by Jacob were very similar wording to the MLPC policies. Joe agreed to reach out to Jacob With to obtain a short policy to make it clear how the new CCIOA policy requirements worked with the existing governing documents.

Bill said an invoice of \$1,300 had been received from David Leinsdorf, Attorney, for legal work on the Snodgrass Trail. It was agreed the Association would pay the invoice but any future legal work regarding the Snodgrass Trail needed to be split with the other entities involved in the discussions.

Neil said Trapper had received abuse from a local resident when he was repairing the perimeter fence. It was agreed owners needed to receive an update regarding the Snodgrass Trail as soon as possible after the August 2nd meeting as it was clear some owners did not understand the issues. Bill said he would try to give owners an update on the Snodgrass Trail at the MLPC annual meeting.

Joe said only one owner was currently delinquent on dues and \$616.64 was due. Joe agreed to reach out by phone to that owner as responses had not been received via email.

Bill explained the owner of 555 Meadow had not yet reached out to the Association regarding the November 2023 deadline for construction to commence on that lot. Joe agreed to once again reach out to the owner and ask for an update as Bill said he had been told the owner was facing additional costs associated with wetland and drainage issues.

At 9:47 a.m. Dave Miller made a motion to adjourn the meeting. Neil seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management