

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 4, 2024 AT 5:18 P.M.
IMMEDIATELY FOLLOWING THE ANNUAL MEETING

The following people were present:

Bill Ronai
Dave Miller
Dave O'Brien
Neil Watko
Alex Summerfelt, Toad Property Management
Beth Hise
John Morgenthaler
Dave White

Bill called the meeting to order at 5:18 p.m. and a quorum was confirmed.

Dave Miller made a motion to approve the minutes of the July 30, 2024 meeting. Neil seconded the motion and it was unanimously approved.

Dave Miller made a motion to appoint Bill Ronai as President of the Association. Dave O'Brien seconded the motion and it was unanimously approved.

Bill Ronai made a motion to appoint Dave Miller as Vice President of the Association. Neil Watko seconded the motion and it was unanimously approved.

Dave Miller made a motion to appoint Jason Reeves as Treasurer of the Association. Bill Ronai seconded the motion and it was unanimously approved.

Dave Miller made a motion to appoint Neil Watko as Secretary of the Association. Bill Ronai seconded the motion and it was unanimously approved.

Alex explained Lot 3 had submitted construction plans for review and those would be circulated to the Board with a letter from the architect. Bill said construction plans needed to be stamped by a Colorado engineer or architect.

Alex said the contractor for 470 Meadow Drive anticipated obtaining a Certificate of Occupancy in mid-October and trailers would be moved off the lot in the next week or so. Landscaping of the lot was delayed and would commence September 23, 2024. Alex explained communication had been via phone or text and Bill suggested MLM and MLPC send a letter so there was a written communication setting out dates. Bill asked that the Board be copied on all correspondence to owners. Alex would continue to work with Beth Appleton, legal counsel, to finalize the wording of the letter and it was unanimously agreed the letter would be sent as soon as possible.

The neighboring lot, same contractor, would also be receiving a letter. MLPC had previously agreed to a 12 month extension to construction approval. In the future MLPC and MLM needed to grant approvals or permissions at the same time. Beth Appleton, legal counsel, and MLPC would review the draft letter prior to sending to the owner of the lot.

Beth Appleton was working on revisions to the governing documents. Bill said he had proposed redline changes to some policies (Collection and Enforcement) to Beth but had not yet received a reply. Design Guidelines would be updated and revisions to the existing document would be proposed. Alex agreed to change the existing pdf of the Design Guidelines into a Google folder and circulate so amendments could be proposed. Beth Hise volunteered to work with Dave Miller to propose some amendments similar to the amendments adopted by Meridian Lake Park Corporation.

Dave White said he wanted to purchase Lot 23 with his neighbor and wanted to divide Lot 23 into two parts. The two portions of Lot 23 would be consolidated into the existing lots and left as undeveloped land. Dave said he understood dues would need to be paid on Lot 23 and once the change was approved by MLM, Meridian Lake Park Corporation and the County it would not be possible to change it back. Dave explained he also owned Outlot A and wanted to merge that into the 90 Wolverine Circle lot. Changes to Lot 23 would probably require a Covenant/Plat amendment which would require 67% approval of owners. Dave White said he would speak to his neighbor and determine if both owners would have the desire to leave the land of Lot 23 as undeveloped land. Alex agreed to wait to obtain legal advice from Beth Appleton until Dave had confirmed both parties wanted to move forward with Lot 23.

At 6:20 p.m. Bill made a motion to adjourn the meeting. Dave Miller seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management