

**MERIDIAN LAKE PARK CORPORATION
MINUTES OF THE TWENTIETH ANNUAL HOMEOWNERS'
ASSOCIATION MEETING
JULY 2, 2013 – 5:00 P.M.
QUEEN OF ALL SAINTS,
CRESTED BUTTE, COLORADO**

Bill Ronai, President of the Association, called the meeting to order at 5:05 p.m. and thanked the Board and the Managers for their work during the past year. There were 92 members present at the meeting or represented by proxy and Angela Reeves announced that the meeting had a quorum. She said notice of the meeting had been mailed on May 31, 2013.

A motion was made by Kurt Giesselman to dispense with the reading of the minutes and to approve the 2012 annual meeting minutes as mailed. Donna Seligman seconded the motion and it was unanimously approved.

Reports

Bill Ronai said the financial strength of the association was good and eleven homes and one vacant lot had sold during the past year.

Bill explained the association had received an Amendment to the Memorandum of Agreement from Mt. Crested Butte Water & Sanitation and the Board would be reviewing it at their next meeting. Bill explained negotiations with the water district had been ongoing for some time and the amendment clarified various sections of the existing Memorandum of Agreement including what assets MLPC owned, the amount of water in the reservoir dedicated to MLPC and the Yaklich Ditch. Bill explained Mt. Crested Butte Water & Sanitation District would need to drain the reservoir for maintenance work and the reservoir would not be restocked with fish until that work was completed. Bill introduced Roger Cram, an owner in Meridian Lake Park and also on the board of Mt. Crested Butte Water & Sanitation District.

Roger Cram explained the District hoped to do the maintenance work on the reservoir in late September/early October although work could not commence until they had received State approval of the project. Roger explained effective July 3 the District was introducing extraordinary irrigation conditions which would restrict owners to water on specific days of the week depending on the street number of their home (even numbers on Monday, Wednesday and Friday; odd numbers on Tuesday, Thursday, Saturday). Roger explained there would be significant fines for non-compliance with the new watering restrictions although initially there would be a grace period as owners became educated with the new restrictions. Roger said owners were responsible for educating their individual property managers and failure to comply would be a fine assessed against the homeowner, not their property manager,

Roger said the District was discussing graduated water rates. After discussion a straw poll was taken to find out how many owners would support a rate structure encouraging conservation of water. The informal voted received significant approval.

Roger said the District would be conducting work within Filings 1 and 2 in late July/early August and some excavation and disruption would be necessary.

Bill Ronai said future board meetings would include discussion of the Memorandum of Agreement, tennis courts, covenant violations and internet alternatives. Jo Tubb said a sub-committee had recently been formed to discuss the tennis courts.

Bill reminded owners to pick-up after their dogs and for owners to always keep their dogs under control. Bill said any reports of a vicious dog should be made directly to the Mt. Crested Butte Police Department. Jo Tubb said dogs should be on a leash and under voice command was not sufficient. Bill said the Board would discuss this at their next meeting.

Beth Hise said the Division of Wildlife had given her helpful tips to discourage bears after a bear got into her home last year. Beth encouraged owners to make themselves aware of the Division of Wildlife guidelines.

Bill said Stage 1 fire restrictions were in place and he encouraged owners to clear brush from around their house and said there were several vacant lots which had dead or downed trees. Anne Ronai reminded owners that fireworks were banned under the Stage 1 fire restriction.

Gary Rainwater said the wildflowers were looking great and the noxious weeds would probably be appearing soon. Gary asked owners to continue to remove noxious weeds from their lots and said the association would once again pay for the removal of noxious weeds along the edge of the roads. Gary encouraged owners to contact Gordon and Angela if they required assistance removing the weeds.

Financial Report and Ratification of 2013/2014 Budget

Angela Reeves said Doug Gorman, CPA had reviewed the financial records of MLPC and prepared the 2012/13 financial report which had been distributed with the notice of the meeting. Angela explained 2012/13 expenses were under budget by approximately \$4,000. Angela explained the 2013/14 budget was very similar to the prior year with dues remaining at the same level. Sam Ganz made a motion to approve the 2013/14 budget as distributed. Dick Matthews seconded the motion and it was approved by a majority of owners.

Election of New Board Members

Angela Reeves said there were five vacancies and five people had put their names forward. As no additional names were put forward, Kurt Giesselman made a motion to appoint Bill Ronai, JC Leacock, Bob Mothershead, Beth Hise and Sherron Green to the Board. Joe Hise seconded the motion and it was approved by a majority of owners.

New Business

Sherron Green said some owners were concerned about external lights being left on throughout the night and in some cases continuously for several days. Sherron said one owner had

suggested the Board adopt rules similar to Mt. Crested Butte which stated: External lights must be turned off by 10:00 pm unless personal outside the house are in need of temporary lighting. Bill Ronai said this would be discussed at the next board meeting.

Sam Stuart expressed concern about ruts on Snodgrass Lane and Kristi Sargent said their driveway culvert was badly damaged. Angela said she would contact the County to find out the repair schedule and to check if the culvert repair was a County or owner expenses.

The meeting adjourned at 6:15 p.m.

Prepared by Angela H. Reeves