

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
MONDAY, SEPTEMBER 28, 2015
10:00 A.M.**

Present: Bill Ronai
Robin Smith
Mark Hartley (By Phone)
Fred Rock (By Phone)
Sherron Greene
Beth Hise (By Phone)
Rob Harper, Toad Property Management, Inc.

1. **Establish Quorum and approval of 5/21/15 and 7/23/15 minutes.** The meeting was called to order at 10:09 a.m. There is a quorum. Bill Ronai made a motion to approve the minutes of the last meetings 5/21/15 and 7/23/15. This motion was seconded by Robin Smith and approved unanimously.
2. **Review of status of Action items from the last meeting.** Rob said that he went to the court date in August and Margaret Schaffer was there. She wrote 2 checks at that time but Toad was only able to deposit the check for MLPC and they still owe for Pristine Point. Rob also spoke with Gary Schaffer who said that Margaret was ill and that they were struggling to pay. Bill said that this is now a Pristine Point issue and that MLPC should watch the situation.

Rob said that Robin has been reimbursed for his share of the additional water used for the tennis courts and that he has spoken with Allan Newcomb and Kurt Olson. Rob said that he will pull up the irrigation system and store it in the shed for the winter, he also said that Toad has been paid for their efforts. Rob said that Davidson Wildlife Services had been protecting the trees near the former tennis courts.

Beth made a motion to remove the shed, Bill seconded the motion and it was approved unanimously. Robin said he would throw away the items that are left inside and Rob would remove the shed itself.

There was a discussion regarding the upcoming payment to Hal Hearne in January. There is \$19,750 left to be paid. Rob said that there is approximately \$56,000 in the checking accounts. Bill asked that we have a reminder in the October invoice about the one time dues increase, Rob said that he would do this with an update on the tennis courts.

Beth asked if everyone had paid the additional assessment. Rob said that there were a handful of people that have not paid at all but it is not uncommon. Rob asked about Miller and Kathleen Collins who are very delinquent on their dues. No one knew anything about this account and Rob said that he would talk to Angela and see if she had more detail. Rob also asked if anyone knew anything about Lot 8 in Pristine Point and its soil conditions. No one knew anything from the past and Rob said that he would pass this along.

3. **Approved by email since the last meeting.** The Gorman residence changes were approved and the Moore remodel was approved as well.
4. **Architectural Control Committee.** Rob said that there were a few inquiries about new construction but that nothing had been formally submitted.

5. **Finance Report.** Rob said that we were about half way through the fiscal year. He explained that they just paid the insurance bill which shows up twice on the report. He said that the added attorney costs were from tennis court removal contracts.

Rob explained that he would like to make some changes to the formatting of the quarterly reporting. Everyone agreed that making improvements to this would be beneficial and Rob said that he would create them for the next meeting.

6. **Open Space Committee Update:** Robin asked for pricing on the dog poop stations. Rob said that they cost around \$250-\$300 plus about \$100 in labor to install. He said that every few weeks they would replenish the bags and empty the associated trash. Robin asked if we need to talk to the County about placement of the stations. After discussion it was decided to watch over the winter and install them in the spring.

Sherron said that the main concern regarding weeds is based on agricultural reasons and not necessarily residential reasons. She also said that she would suggest using the 'Milestone' herbicide next year to control the weeds. She said that Toad may need a spraying permit but that she would recommend this method to pulling. The Milestone product is fairly benign and is used by Mt. Crested Butte and RMBL. Sherron said that she is willing to survey the lots and notify owners of weed problems. Beth said that she spoke with Eric from the Colorado State University extension office about thistle. She said that the best program for thistle is a combination of pulling, mowing and spraying. Sherron said that removing weeds from individual lots is both State and County law.

Rob said that Toad spent a significant amount of time this summer pulling weeds. Rob said that he did receive several calls asking Toad to take care of thistles on individual lots and questioned whether or not this is an HOA expense. Robin clarified that Toad is responsible for all HOA common areas and not individual owners' lots.

It was agreed that next spring there would be an effort from the Board to encourage weed removal and that Toad would make a significant effort to spray common areas. Mark said that there are owners who are sensitive to chemical spray. It was agreed to send all of the information before the spraying takes place.

Mark has concerns about the signage placed on the way to Long Lake. He said that the signs are in poor taste. There was a discussion about the reasoning for the signs in addition to Real Estate signs throughout the neighborhood. It was agreed that Toad would go through and remove any signs and or trash. Bill said that he would talk to David Light who represents Pristine Point as the Board member about the signs on the way to Long Lake.

7. **Mt. Crested Butte Water & Sanitation District.** Bill said that according to Roger Cramm, there is a 95% chance that the construction work on the dam will be performed in 2016.
8. **Meridian Lake Meadows Update.** Rob said that Toad has dealt with cows twice this year, Beth asked if there was any indication how they made it through the fence. Rob said they walked the fence line and did not find any major holes. Sherron asked if there was a way to assemble all of the lot owner information and Rob said that the County Assessor website has the most reliable source of this information.

9. **Pristine Point Update.** None

10. **Date of next meeting.** November 19, 2015 at 4:30

Misc.

Robin said that he spoke with Marlene at the County regarding the pile of dirt on Washington Gulch Rd. He said that they will come out and spray the weeds. Marlene said that the County is waiting to repair a failing culvert which is what the dirt is for. They are waiting for the Allen's permission to do the repair.

Robin asked if there was a plan for the new gate during the winter. It was decided to wait until next year to see how it works during the season.

Robin asked if there was a time limit for completing approved landscaping plans as his neighbor has not finished his project. It was agreed that MLPC approvals need to be finished in a timely manner but that there is no specific time limit.

The meeting adjourned at 11:45 a.m.

Prepared by Rob Harper