

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, NOVEMBER 30, 2017
11:00 A.M.**

Present: Sherron Green
Robin Smith
Beth Hise (by phone)
Jim Sargent (by phone)
David Light (by phone)
Fred Rock (by phone)
Rob Harper, Toad Property Management, Inc.

Rob called the meeting to order at 11:05 am and confirmed there was a quorum.

Beth made a motion to approve the September 19, 2017 meeting minutes. David seconded the motion and it was unanimously approved.

Prior to the meeting Rob distributed an email about six Covenant violations and said progress on the other Covenant violations had been good. Rob went through the list and gave updates on discussions and meetings with owners. Rob explained two owners had still not removed trailers and a decision needed to be made by the Board on how to proceed. Five owners had received a letter notifying them of the fining process commencing and that letter had prompted responses from all but two of the owners. Beth said second violation letters had been sent out too early and the procedure outlined in the original information letter to owners had not been followed and some owners were confused and upset. Robin said the merging of a friendly letter with the State guidelines had confused the process and needed to be corrected for future notifications. Rob said owners had been parking trailers and large items for several years without complaint and the owners were objecting to suddenly being asked to change rather than a complaint about the actual process being followed. Rob explained most of the owners were appreciative of the effort and a lot of progress had been made to tidy up the area. It was agreed it was a new process and the process would be easier to implement and follow in the future. It was also agreed fines would be waived and a thank you letter would be sent to the owners for their efforts to correct the violation.

Robin agreed to prepare a flow chart for the process to deal with future Covenant violations and use as a tool for tracking owner prompted complaints which would require the State mandated process as well as the Board commenced enforcement of the Covenants. It was agreed letters would be sent to owners at least once a year in May/June asking them to address violations or clean up of their lot. At other times of the year the Board would identify issues or respond to owner complaints and follow up on earlier enforcement issues.

Rob agreed to reach out to the owner on Judd Circle who had not moved the trailer and Rob said he had spoken several times to the tenants on Meridian Lake Drive and trash cans, vehicles and a trailer were still being left in the wrong location and the house did not have a garage to assist with storage of items. After discussion it was agreed Rob would send a letter stating the trash can must be a bear proof trash can, vehicles could only be parked in the two parking spaces and no items stored outside the house.

After a long discussion about the multiple drafts of the MLPC Policy and Procedure Regarding Non-Owner Occupancy it was agreed the response to the initial form requesting contact information had been successful in securing more email and telephone contact numbers for owners. Doubt was expressed that owners would register and submit contact information for friends and family using homes without being accompanied by the

owner or information for short or long term rentals. Jim stressed the importance of having contact information for people staying at a house so that noise or obnoxious behavior could be immediately addressed and stopped. It was agreed to perfect the three documents regarding rentals and use of homes and post on the website for owners to review and comment during a 30 day period. Fred agreed to send the latest version of the three documents to the Board to finalize. Beth and Jim agreed to prepare a letter/questionnaire by December 15 to be mailed to all owners with the January 1 invoices to solicit comments regarding policies for non-owner occupancy or interest in amending the Covenants to prohibit or restrict short term rentals.

Rob explained the remodel at Lot 18, Filing 1 had changed from a remodel to a rebuild and new plans had been submitted, additional deposit had been paid and the County would be issuing a new building permit. Rob said the new house would look similar to the old house, the same foundation was being used and exterior materials were the same. Robin made a motion to approve the Andrew Hadley prepared plans for the rebuild. Beth seconded the motion and it was unanimously approved by the ACC. A majority of the Board also approved the rebuild plans.

Robin confirmed a letter had been sent to the Forest Service from MLPC raising concerns about increased and disbursed camping, increased snowmobile use and highlighting the impact on the subdivision as the adjacent land to Forest Service property. Robin explained it would probably take 5 years for the Forest Service to consider all comments, hold a public meeting, draft the EIS, request comments and then vote on the Environmental Impact Study and the letter was just a first step in a multi-year process.

Rob said a letter had been sent to all owners regarding snow berm removal to be performed between snow clearing events and after the County had cleaned up roads and built new berms across driveways. Rob said 42 people had responded but after a follow up letter had been sent to those 42 owners setting the cost at \$35 per event just one person wanted to sign up. Rob said without more interest it would not be possible to take a machine out to perform that task and it would not be possible to give a specific time for the work to be performed. Sherron said the letters had been a little confusing and it was agreed there was probably interest although it appeared there was little interest in paying for that service.

It was agreed maintenance of the dog poop stations would be backed off to just once per week instead of every other day. Rob said the usual suspects were late paying dues and there had been several sales of houses and lots within the four filings.

The next meeting was scheduled for February 15, 2018 at 2 pm

The meeting adjourned at 1:16 pm.

Prepared by Rob Harper, Toad Property Management