

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY MARCH 17, 2016
3:00 PM**

Present: Bill Ronai
Robin Smith
Sherron Greene
Rob Harper, Toad Property Management, Inc.
Angela Reeves, Toad Property Management, Inc.
Chris Penfield, representing Andrew Hadley's office (Griffith Addition)

By Phone: Fred Rock
Beth Hise
Mark Hartley

The meeting started at 3:02 pm. Rob confirmed that a quorum was established. Robin made a motion to approve the Griffith addition plans as submitted, Sherron seconded and the motion passed unanimously. Angela told Chris that a refundable \$1000 check was needed for a security deposit and then the association would send out an approval letter. Chris then departed the meeting.

Beth made a motion to approve the minutes from the last meeting of September 28, 2015. Robin seconded and the minutes were unanimously approved.

Old business: Rob said the shed was moved long ago and is now sitting on his in-town lot with plans to sell it. Schaffer – went to court, got the judgment against them, they owe MLPC a balance of \$466, they owe Pristine Point almost \$1,200; the judgment amount is for \$853. Discussion continued regarding how to best get this debt paid since Rob pointed out that garnishing their checking account would likely not work. Pristine Point isn't taking any action against them at this time, feeling for the Schaffer's situation. Beth made a motion to table the Schaffer situation until they are in arrears at least 12 months. They are currently behind 6 months. Bill seconded the motion, motion passed unanimously. Robin asked if any other arrears exist? Angela said Mark Carlson has a vacant lot in Meridian Lake Meadows that he has pretty much walked away from after his plans were not approved. He owes \$964. Bill suggested filing a lien on the property. A verbal title search can be done via attorney David Liensdorf and Gunnison County to investigate if the land is owned or financed. Miller and Kathleen Collins owe \$5800. They have not paid dues nor the special assessment for years and Angela suggested the same verbal title search to determine the owner.

Rob did send letters to the Webers and to the Arnolds, owners of properties rented out, giving them 10 days to clean up campers, trailers, etc. kept on said properties in violation of the by-laws. At the last meeting, Beth questioned if there might be an occupancy limit on these properties? Rob did the research regarding county regulations and found none. Sherron said the winter rental short-term folks have been quiet aside from New Years' Eve. Discussion regarding parking and snow plowing and the amount of cars parked. Angela confirmed that a parking violation consists of parking a vehicle on a non-parking surface; you may only park where there is a constructed parking space. Bill said that keeping after the owners who violate the rules is the course of action to take.

Rob said the Baldwin's and Nay's plans were approved by email. No other inquiries at this time.

Finance Report: Rob sent out financials to all stating nothing stood out budget vs. actual requiring attention. Balance on the special assessment loan account is \$20,607.94 as of today's date. 3 owners are a problem – Schaffer, Faivre, Collins. All other owners are paying consistently each quarter. With the next 18 months of continued payments, the balance would be above what is owed. The owners that paid the special assessment in cash already received a refund of \$400 per lot because the project came in under budget. The original loan was for 12 years at \$108 per quarter. For those who financed this assessment this \$400 would be taken off of the final four payments. This will be applied for these owners beginning in about 12 months and the balance should be paid off.

Budget: Legal was bumped up to \$2000, but on the whole not many changes. Sherron noted the reserves were getting low, but the operating cash balance is over 50% of expenses so there is a reserve, noted Bill. Beth questioned the dollars allocated for Repairs/Maintenance at just \$4000 considering this money is used for weed control. Sherron said the spray chemicals used by Mount Crested Butte is a low-cost option. Motion to approve the operating budget was made by Robin and seconded by Sherron. The motion was passed unanimously.

Open Space: Rob said there have been a couple of instances of snowmobile riding on the roads and on the former tennis court area; there is nothing in the covenants or rules stating you can't. However, the common space rules are very clear: those in arrears are prohibited to use common space. Robin confirmed that same information. Sherron would like to see mechanized & motorized vehicles prohibited except utility vehicles. Bill questioned, could we draft rules like this? Angela confirmed that the board could make a motion to add this rule. Two signs would be needed, front and back. Bill made a motion and Robin seconded to put this rule in effect. Bill received info from Roger Cram re: a solar farm to sell energy back to the grid and to benefit those who have electrically heated homes and were not able to take advantage of the installed gas lines. Projected cost upfront is 6 or 7 figures. Bill will respond to Roger that discussions continue, all agree that the initial capital costs are high.

Bill updated all on the dam project saying the plans have not yet been approved by the State. The water treatment plant work, modifying the spillway, is mandated by the State to be done this year. Issues are – the contractors need to have a space to work and to park during the day, Pristine Point residents need access. Department of Water and Sanitation is responsible for both projects. Discussions regarding the current spaces controlled by the Department to be used/destroyed by the project(s) & equipment. Beth commented that the new open space should not be perceived as parking for the project. Mark questioned the timing on the dam project. Bill said it might be a few months starting in fall, depending on what might be found after digging starts. Timing, parking, weed-fund contribution, these are the big questions Bill will take to the Department.

Dog station set-up timing would likely be in May. Rob asked for a date to be set for the annual meeting. Tuesday, July 5th 2016 at 5pm? Angela will inquire if Queen Of All Saints is available as a meeting venue. Beth asked if another meeting of the board in May is needed and one was scheduled for May 19 2016.

The Meeting was adjourned at 4:46pm

DRAFT