

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
THURSDAY, MAY 18, 2017  
1:00 P.M.**

Present: Sherron Green  
Bill Ronai  
Robin Smith  
David Light (By Phone)  
Beth Hise (By Phone)  
Rob Harper, Toad Property Management, Inc.  
Matt Sleightholm, Sleightholm Workshop  
Wes Bellamy, Sleightholm Workshop

Matt Sleightholm and West Bellamy said they were representing the Schrammels and Beth welcomed them to the meeting and thanked them for working with the ACC as the ACC worked through changes to the Design Guidelines. Matt explained their home designs were progressive and they had attempted to design a home using more traditional values to better blend with existing homes in Meridian Lake. Matt said the twisting of the house on the site was to maximize views of Mt. Crested Butte and to also deal with drainage on the lot. Matt explained the preferred method of siding was metal cladding on two faces of the structure for durability and no maintenance as the two faces were of a north/north western aspect and had snow shed from two roofs and snow would be against the siding for several months of the year. Matt said the Schrammel's preferences for siding were in the following order:

1. Vintage skin siding (Galvanized material with a non-reflective patina – 2 foot by 10 foot pieces, stacked and not staggered)
2. Corrugated rusted metal (horizontal or vertical), same as the roof
3. Wood scheme

Matt said the other two aspects of the structure would be reclaimed wood and the metal siding would not be very visible from Judd Falls Circle.

Matt confirmed the two accessory roofs were 2:12 pitch and not the 4:12 pitch stated as a minimum in the Design Guidelines. Matt explained the variance requested for the 2:12 pitch was a feature of the house design to accommodate window design and it was understood more snow removal would be necessary and the house would be engineered to withstand the snow remaining on the roof.

Sherron said approval had not been given in the past for walls of metal siding and metal had only been used for roofs or in limited siding applications on the lower parts of a structure. Matt said the Vintage Skin had been used on homes in the valley for approximately 3 years.

Matt explained a flat rusted metal material with vertical lines stacked in columns could be used instead of the Vintage Skin.

Beth thanked Matt and Wes for attending the meeting and it was confirmed the Board would make a decision later in the meeting.

After a long discussion it was unanimously agreed a variance would be granted for the south facing accessory roof at 2:12 pitch but the front roof pitch needed to be changed to 4:12 from the 2:12 shown on the plans, an additional variance would be granted for Vintage Skin siding, stacked. Rob agreed to contact Sleightholm Workshop for amended plans.

Robin made a motion to approve the March 9, 2017 Minutes. Bill seconded the motion and it was unanimously approved.

Rob confirmed the revised Design Guidelines had been loaded on the website. Rob said future plans would be sent to Kent Cowherd, Architect, for review, with owners paying a \$700 review fee instead of the existing \$100.

Prior to the meeting Rob distributed the draft Budget together with actual expenses and income and said Angela had distributed draft annual meeting documents for review. Rob said he would review the figures for income from homes versus income from lots shown on the Budget. Robin said he would like to review the option of powering the light at the Meridian Lake sign with solar power and not incurring the \$300 per year ongoing expense for electricity.

After a short discussion it was agreed fence repair would be increased to \$3,000 as extensive work repair work was required.

Beth and Sherron said the beaver trapping in Pristine Point was very unpopular and Rob said he would pass that onto Pristine Point.

Beth asked about a line item for Bad Debt Reserve for unpaid dues and it was agreed to add \$1,000.

Rob said Mike Fabbre from Mt. Crested Butte Water & Sanitation would attend the meeting. Sherron suggested welcoming him and then going straight into the meeting although the Agenda did not need to be changed. Rob said Angela would go ahead and copy the documents and mail them.

Sherron said Bill would be retiring from the Board after serving on the Board since 2003 and suggested the Board arrange a dinner at Marchetelli's Gourmet Noodle for the current board members and their spouses and Rob, Gordon and Angela. Bill said he would get back to the Board with potential dates.

Rob said several signs were damaged during the winter and repairs were currently being made to signs, poop stations and the Kissing Gate when the snow melted. Robin suggested moving the poop stations to the street signs and Sherron suggested placing snow poles. Robin made a motion to install one new poop station and one replacement poop station. Sherron seconded the motion and it was unanimously approved.

Robin and Sherron said several construction sites required clean up as trash and materials had escaped during the winter, damage had occurred to open space or materials stored in road right of ways. Rob said he would follow up with the lot owners, including Mt. Crested Butte Water & Sanitation.

Rob said no owners had responded to the request for new volunteer board members. Sherron, Beth, Fred and David were all up for re-election and there was one vacancy.

Rob said the annual meeting would be on July 5, 2017 with a board meeting to be scheduled in August.

Bill said an owner had told him the Gunnison Times had an article stating the County would be reducing the level of snow removal in subdivisions for future years. Rob agreed to follow up with the County and get back to the Board.

Bill said the new property taxes for some homes had increased by 20 – 26%. Rob said he had formed a non-profit called the CB Fund which proposed a \$20 donation for each real estate sale in the subdivision. Rob said some Boards supported the proposal and other Boards felt it should not be something associated with a homeowner's association. Sherron said the association did not receive any incoming funds for a real estate sale and perhaps it should just be the entities, Toad or real estate agents, who received funds for a sale. Rob said he was still trying to work out the details of how the CB Fund would operate and be funded.

Sherron asked if a list of owners in a modified form could be distributed. The list would not contain telephone numbers or email addresses. Rob said he referred people to the County Assessor's website for that information which was in a very useful, easy to use format.

Robin said Gunnison County Electric would be installing a second service line in the right of way of Washington Gulch Road to the tennis court area.

The meeting adjourned at 3:00 p.m.

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Prepared by Rob Harper, Toad Property Management