

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
MAY 19 2016
11:00 AM
318 ELK AVENUE, SUITE 24
CRESTED BUTTE, CO**

Present: Sherron Green
Rob Harper, Toad Property Management, Inc.

By Phone: Robin Smith
Beth Hise
Mark Hartley
Angela Reeves

Rob called the meeting to order at 11:02 am and established there was a quorum. No questions regarding last meetings' minutes. Mark made a motion to approve the minutes, Beth seconded, motion passed.

Updates: Schafer's – Toad received the legal documents regarding the foreclosure and Rob took them to David. No action necessary at this time. Signs for the open space are up, any comments? Give Rob any feedback. Documents were sent out for the Annual Meeting – 3 changes: the year needs to change to 2016, Sherron's last name is missing an 'e' at the end, remove Gary's name from the Weed Control Committee. The county has pocket guides for noxious weeds. Sherron thinks the county guide has too much information not pertaining to homeowners. She will put together something shorter to be included with the July billing statements. Rob will pick up some copies of the pocket guide to have available at the Annual Meeting. Robin would like Rob to inquire what the county is going to do re-garding the damage done to the roads this past winter. Sherron asked about general reminders – trash cans away, pet clean-up, designated parking, no open burning, etc. Can be a short note to include in the annual meeting packet. Angela might already have something similar. Robin suggested not including a stamped envelope in future packets. They are not being used, better to save the postage.

Design Review: Sherron made a motion to approve Robin's garage plans. Beth seconded, motion passed. Discussion about contractors being busy.

Financial: The last line of Doug Gorman's compilation, Balances and Liabilities added together is confusing. Discussion about capital improvement loan balance. When the loan is paid off, the billing will stop.

A/R: Carlson has paid; all are current except for Collins. Sherron mentioned the Wheelers are interested in the Collins lot, possibly building garage space. Angela stated that the Association would have to pay the back taxes and other fees plus the work and expense to then sell the lot. Better to work directly with the Collins if anyone is interested. Discussion about prescriptive easement.

Open Space: Pet pick-up stations, where to place? Hard to get the plows to respect them. Maybe close to a hydrant or a stop sign? Most other associations have them close to sidewalks so that Toad can shovel a path to them in the winter. Mark questioned positioning close to hydrants, is this ok with the fire department? Two tests – one on Castle Rock Court/Meadows Drive and one on Snodgrass/Meridian Lake. They will have the garbage cans as part of the dispenser. Toad has a monthly station clean-up service.

Washington Gulch: Chuck is representing MLPC in the working group. Mark discussed with the Forest Service the dispersed (un-authorized) camping in the Gothic valley. Any similar issues in Washington Gulch will be handled on a per call basis.

Weeds: Rob researched spraying; the county requires a company to be licensed. A homeowner can spray on an individual basis. Landscaping companies charge about \$75/hr. The county sprays the right-of-way, so the open space areas need to be done. Toad does pull the weeds. Robin suggests spraying a hybrid along the lake banks. Discussion regarding Milestone weed spray.

Dam Project: Rob said Lacy has the contract, will start mid-June. Discussion regarding the vertical spillway and the concrete spillway.

Old Business: Rob spoke to the 3 owners who rent properties; the folks across the street from Sherron have moved out. The other owners listened to Rob and showed concern. Sherron says Webber is leaving a non-bear proof garbage can out all the time, and there is a stone fire ring in the front yard ala campfires. Beth asked, can't we call the Mt. CB police? Rob will call them and the fire department.

The next meeting is scheduled for August 18, 2016.

The meeting was adjourned at 12:14pm.

Prepared by Rob Harper