

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
WEDNESDAY JUNE 14, 2017
10:00 A.M.**

Present: Sherron Green
Robin Smith
Beth Hise
Rob Harper, Toad Property Management, Inc.

Rob said there was not a quorum and the meeting would be used as a work session.

Sherron said some trail work was needed from the kissing gate to the road and Rob agreed to attend to that.

Beth said the 2005 Welcoming New Owners policy was now out of date. Sherron explained the management and board roles had changed over the years as well as the State introducing new regulations. Robin asked if there was a Covenant enforcement policy by the Board and if the enforcement policy would just be complaint driven. Beth said the State had mandated a procedure for dealing with Covenant violations and there were specific forms for owners to complete. Sherron said neighbor to neighbor communication prior to Covenant violations escalating would be a preferred and friendly first step. Robin said there was a lack of consistency for enforcing the Covenants and voluntary, friendly enforcement should be the aim.

Beth said as snow had melted it was now the time to clean up and enforce Covenants. Beth suggested making inspections twice a year (June and September) and letting owners know inspections would be made. Beth asked what legal recourse was available for enforcing the Covenants and Rob said fining and mediation were identified in the existing enforcement documents.

After a long discussion it was agreed consistent, regular enforcement of the Covenants was required with no exceptions for less visible violations. Beth suggested a Board work day followed by a BBQ with invitations to owners to participate for all or some of the day. Rob said the Board could use the work day to identify areas requiring attention and giving owners a period to correct the problem prior to any further action being taken. Robin said lack of storage in the earlier filings was a problem and a long discussion followed regarding parking and storage. Sherron suggested preparing a list of violations and announcing the violations at the annual meeting. Names would not be included on the list but owners would receive a letter requesting the matter be resolved within a specific time prior to the start of winter.

It was agreed a positive, up-beat note would be mailed with the July invoices advising all owners of inspections and subsequent fining of owners and thanking owners for their cooperation. Beth said she would draft the initial letter with the letter being in final form by June 28. It was also agreed the Board would do a walk around and send violation letters with an August 15 deadline to rectify the violation. Robin said he would draft a document setting out the timeframe for identifying issues and resolving them.

Sherron asked if owners should be permitted to build a small approved shield or structure for the storing of vehicles, trailers, etc so the items would not be visible but it would have to be a completely enclosed structure. It was generally agreed this might be a good approach and should be reviewed further. It was also agreed repair and maintenance issues would be addressed at the same time. Robin suggested Thursday June 22 at 8:00 am for the walk around with all Board members being invited by email. Robin agreed to draft the email to the Board.

Sherron suggested giving owners advance notice of the July 1 letter at the annual meeting. Beth agreed to give an update at the annual meeting.

Robin said MLPC now owns the pole for the light at the intersection of Washington Gulch and Gothic Road but he was finding it difficult to identify a cost effective solar light fixture that would be suitable during the winter months.

Robin asked if Toad would identify Covenant issues as they picked up trash in the area and report back to the Board.

Beth said she would draft a welcome letter from the Board which would be sent with the welcome letter mailed by Toad to all new owners.

The meeting adjourned.

Prepared by Rob Harper, Toad Property Management