

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
WEDNESDAY, JULY 18, 2018
3:30 P.M.**

Present: Sherron Green
Jim Sargent
Beth Hise
Roger Woodward
David White (by phone)
Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management

Rob called the meeting to order at 3:30 pm and confirmed there was a quorum.

Sherron made a motion to approve the April 26, 2018 meeting minutes. Roger seconded the motion and it was unanimously approved.

After a long discussion and review of the Annual Meeting it was agreed Jacob With of Law of the Rockies would be asked to review the Declaration and Roger asked board members to also review the Declaration and suggest sections that required amendment or updating.

Rob said Jacob With had confirmed minutes recorded the decision of meetings but it was not necessary to detail or retain specific voting records. Roger agreed to draft a reply to the owner who had asked the question and to also respond to other questions raised by the same owner.

It was agreed the planning of meetings, architectural review and completing of tasks needed to be streamlined to allow the Board and Manager to operate efficiently. Rob agreed to research the Toad software and any potential apps that would make the process easier. Beth suggested monthly meetings of an hour each.

Beth and David said they were willing to continue on the Architectural Control Committee. Roger agreed to ask Doug Wiley if he would be interested in joining the Committee.

It was agreed Board meetings would be held on the third Tuesday of each month starting at 4 pm with the first meeting on August 21, 2018. Beth said the ACC would meet at 3 pm the same day if necessary.

It was agreed photographs would be taken of any exterior Covenant violations and a discussion followed regarding the process of communicating the violation to the owners. As the neighborhood had been cleaned up during the past year it was decided the Board would drive the roads on Wednesday, July 25 2018 at 7:30 am to make an inspection. A long discussion followed on the complaint procedure and the notification of violation letters.

Beth said she was also on the Crested Butte Land Trust Board and it was agreed there was no conflict of interest at this time. After a short discussion regarding open space and trails it was agreed this would be talked about in the future.

Sherron said the January billing should include a request for contact information. Sherron said she would update her owner contact sheet by searching recent sales on the County website.

Rob said an owner had complained about parking on Meadow Drive by people accessing the Snodgrass Trail and it was agreed parking during the day was permitted on a County Road.

Rob said a vacant lot in Filing 1 was under contract and he said the association had a lien in place for unpaid dues and if the closing occurred Rob said he expected the association to receive a significant amount of delinquent dues and CIP special assessment payments.

Rob agreed to follow up again with the contractor working on three projects at the beginning of Meadow Drive as parked vehicles were once again causing congestion.

Sherron said the driveway at Lot 21, Filing 3 appeared to be very close to the property line and the installation of an entry monument might be on the neighboring lot. Rob said he would ask Kent Cowherd to inspect the property.

It was agreed the installation of metal siding instead of rock was acceptable for the project under construction at Lot 19, Filing 3.

Rob agreed to review the plans for Lot 33, Filing 3 and confirm if approval had been granted on the basis of the new section being matched to the existing section.

Rob said remodel plans had been reviewed for Lot 41, Filing 3 and approved.

Rob agreed to ask Marcus Lock of Law of the Rockies to draft a letter to Lot 1, Filing 2 setting out the terms of an easement for the additional driveway encroachment into open space. Rob said he would ask Marcus to recommend the price for any potential easement. It was agreed this would be discussed further at the next meeting and any potential fines discussed at that time.

Beth made a motion to adjourn the meeting at 6:15 pm. Robin seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management