

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
WEDNESDAY, SEPTEMBER 3, 2014
10:00 A.M.**

Present: JC Leacock
Sherron Green
Robin Smith
Bob Mothershead
Bill Ronai (by phone)
Mark Hartley (by phone)
Angela Reeves, Toad Property Management, Inc.

1. **Establish Quorum and Approval of 05/27/14 Minutes.** Robin made a motion to approve the May 27, 2014 minutes as distributed. Sherron seconded the motion and it was unanimously approved.

2. **Approved by email since the 05/27/14 meeting:**

- i. Windows and covered porch F2 L28
- ii. Exterior steps and covered porch F2 L35

3. **Architectural Control Committee Update.** Angela said very preliminary plans had been submitted for a new attached garage at F1, Lot 20 and changing the existing garage to a family room. Angela explained the owner and contractor were working with an engineer and would submit more detailed plans.

Angela said F1, Lot 6 had finished construction and had requested the return of their \$1,500 security deposit. Bob made a motion to refund the \$1,500 security deposit. Sherron seconded the motion and it was unanimously approved.

4. **Annual Meeting Minutes.** After a short discussion it was unanimously agreed the Annual meeting minutes would be distributed with the October invoices.

The following elections were unanimously approved:

President	Bill Ronai
Vice President	Robin Smith
Secretary/Treasurer	Beth Hise
Architectural Control Committee	
Chair	Bob Mothershead
	Sherron Green
	JC Leacock

5. **Finance Report.** Angela said income and expenses were in line with the budget. Angela explained fence repair was more expensive this year as a lot of work was required.

6. **Tennis Court Update.** Angela said Marcus Lock was attempting to reach the Meridian Lake developers to sign a deed transferring the open space within Meridian Lake, including the tennis courts, over to the association. If he was unable to obtain their signatures he would file a Quit Claim Deed with the courts. Angela said the process would take approximately four to six months unless the signatures from the developers could be obtained.

Bob said he had obtained several estimates for the removal of the tennis courts and fencing and it was estimated the removal of the asphalt would be approximately 50 dump truck loads. Robin said it would take a long time to raise the funds for the removal of the tennis courts and said he thought it had been previously agreed the work would be funded by increased dues and existing funds in the reserve account. Bill agreed estimates and finances would be reviewed in the future and Bob said it would be a couple of years before funds would be available for the work.

Sherron said there needed to be a plan so owners would know exactly what was happening. Bob said there would need to be a significant dues increase if it was not going to be a phased process. Bill said this would be reviewed during the budget preparation in January. Robin suggested a line item in the next budget for the tennis courts.

Angela agreed to contact the Town of Crested Butte to find out what they were doing with their tennis court fence as it was thought there might be a market for the MLPC fence instead of paying to dispose of it. Mark asked if the asphalt had been tested as some could be recycled. Robin said United Companies might be interested in recycling the old asphalt.

Bob suggested asking owners to complete a questionnaire listing several options for the tennis courts together with pricing of those options. Angela said she would ask David Leinsdorf to review board authority in the association documents and report back to the board.

7. **Snodgrass Trail.** Angela said a letter from Don Cook had been printed in the paper which said the Allen Family was unhappy with Meridian Lake residents as some people were ignoring the closure of the Snodgrass Trail. Angela said they had spoken with Curtis and Helen Allen and Curtis had asked if owners could be reminded of the trail closure due to cattle grazing. Angela said they distributed a flyer to all owners and tenants reminding everyone of the property boundaries and the closure of the Snodgrass Trail.

Robin said Forest Service representatives had said the Snodgrass Trail was open and owners could walk on the Forest Service land. Robin said the Forest Service would be conducting an analysis of grazing on the Meridian and Snodgrass parcel. Robin said he had asked to be on the Forest Service mailing list and would keep the Board updated.

8. **Water.** Bill said the work on the reservoir would be delayed one more year as all the necessary approvals from the State had not been received. Bill said keen anglers at The Reserve on the East River had offered to remove the fish, prior to the reservoir being drained, and taking the fish to the Reserve. Once work on the reservoir was completed the Reserve would buy fish

to restock the reservoir. Bill said individuals from the Reserve would be catching fish and testing them to make sure they were healthy and not a threat to their existing fish. Bill said the testing would occur in early October.

Additional Agenda items were deferred until the next meeting due to time constraints.

The meeting adjourned at 10:05 a.m.

Prepared by Angela H. Reeves