

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, JANUARY 9, 2014
5:30P.M.**

Present: Bill Ronai
Beth Hise
JC Leacock
Sherron Green
Gordon & Angela Reeves, Toad Property Management, Inc.

1. **Establish Quorum and Approval of 10/29/13 Minutes.** JC made a motion to approve the 10/29/13 minutes as distributed. Sherron seconded the motion and it was unanimously approved.

2. **Approved by email since the 10/29/13 meeting:** None.

3. **Architectural Control Committee Update.** Angela said Filing 2, Lot 18, had requested the refund of their security deposit. After a short discussion it was unanimously agreed the \$1,000 deposit should be refunded.

ACTION ITEM: Angela to refund \$1,000 security deposit to Filing 2, Lot 18.

4. **Finance Report.** Angela said income and expenses were generally in line with the budget. The foreclosure process on Filing 4, Lot 4 had been stopped as the owner had paid in full and the association had received interest and attorney's fees.

Angela said the Capital Improvement Project loan with Community Banks was up for renewal. She said there was \$47,280 due on the loan and Community Banks had indicated a willingness to renew at the same rates. After a short discussion it was unanimously agreed Bill Ronai would sign all bank documents as President of the Association. Sherron, as Vice President, and JC, as Secretary/Treasurer, were authorized by those present to sign a Resolution confirming the association's desire to renew the loan up to \$50,000.00.

Prior to the meeting Angela had circulated a draft 2013/14 Budget. Bill stressed the need to retain a reserve fund and to build up a reserve to fund any work at the tennis courts.

David Leinsdorf, attorney, had prepared a Collection Policy in accordance with Colorado Statute. The Collection Policy was unanimously approved and Bill was instructed to sign the Policy as President of the association.

5. **Recreational Committee.** Beth said the recreational committee had once again met to discuss the future of the tennis courts. She said the committee recommended closing and locking all 4 courts and then removing the surface and fencing. Beth agreed to obtain pricing for the removal of the courts by the March meeting.

ACTION ITEM: Recreational Committee to obtain pricing for the removal of the tennis courts.

6. **Internet.** Angela said John Rasure was reviewing options for Meridian Lake and would put forward a proposal in the near future.

7. **Meridian Lake Meadows Update.** Angela said there was nothing new to report for Meridian Lake Meadows. Beth said people were crossing the back of her lot and had cut the fence to make it easier to access the Forest Service land instead of using the easement. It was agreed the stile would be reviewed in the Spring and possibly replaced with a gate and signage.

8. **Pristine Point.** Angela said F4, Lot 17B was being foreclosed by the mortgage company. Angela said F4, Lot 17A had asked Pristine Point Owners Association to consider amending their Covenants to remove the deed restriction on Lot 17.

9. **Date of Next Meeting.** Tuesday, March 18, 2014 at 6:00 pm

The meeting adjourned at 7:00 p.m.

Prepared by Angela H. Reeves