

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, MARCH 18, 2014
6:00 P.M.**

Present: Bill Ronai
JC Leacock
Bob Mothershead (by phone)
Beth Hise (by phone)
Robin Smith (by phone)
Gordon & Angela Reeves, Toad Property Management, Inc.

1. **Establish Quorum and Approval of 01/09/14 Minutes.** Beth made a motion to approve the 01/09/14 minutes as distributed. Bob seconded the motion and it was unanimously approved.

2. **Approved by email since the 01/09/14 meeting:** None.

3. **Architectural Control Committee Update.** Angela said no new plans had been submitted.

4. **Recreational Committee.** Prior to the meeting Bob and Beth had distributed estimates and options for removal or improvement of the tennis courts. Bob explained the Recreational Committee was divided on the future of the tennis courts. Some members favored removing all four courts and some favored leaving one court. Beth explained Renner Sports and Signature Tennis Courts had both said the existing surface of the courts would continue to crack and require attention every year. Both companies had submitted estimates for a post-tensioned concrete slab court and a Nova ProBounce court.

Angela said David Leinsdorf had confirmed the Meridian Lake Park open space (including the tennis courts) was still legally owned by the Developer, Meridian Lake, Inc. Angela said she had spoken to Bill Lacy (the son of the Developer) and he was going to contact his attorney to find out if he was legally able to sign a Deed for Meridian Lake, Inc. Angela said David Leinsdorf had confirmed the Board would have the right to regulate, use, repair and modify the common elements once the land was deeded to the association. A special assessment would require a vote from all owners and a dues increase for operation and maintenance of the association would be a board decision.

After a long discussion Bob made a motion to lock the courts, no maintenance on the courts except for weed removal and a \$7 per quarter, per lot, dues increase. In 2015, if sufficient funds were available from the dues increase, maintenance savings and reserve funds, current bids would be obtained for the removal of the courts. JC seconded the motion and it was unanimously approved.

Angela agreed to draft a letter notifying owners of this decision and distribute the draft letter to the board for approval prior to the April 1 mailing.

ACTION ITEM: Gordon to lock courts and weed mitigation (after the snow melts!)
Angela to draft letter to owners

Bob requested \$500 to form a small beach at the reservoir. Bill made a motion to include \$500 in the new budget for a small beach at the reservoir. Timing of the work and placement of the sand would be in conjunction with work being performed by Mt. Crested Butte Water & Sanitation. Robin seconded the motion and it was unanimously approved.

5. **Finance Report.** Angela said the Capital Improvement Project loan with Community Banks had been renewed.

After discussion Bill made a motion to increase dues by \$7 per lot, per quarter to cover increased costs including essential work at the tennis courts to address liability and safety concerns. JC seconded the motion and it was unanimously approved.

It was agreed the draft 2014/15 budget would be adjusted to reflect the increased operating revenue, removal of the tennis court repair and inclusion of \$500 for sand at the reservoir. Bill made a motion to approve the budget as stated. Robin seconded the motion and it was unanimously approved.

6. **Internet.** Angela said CenturyLink had recently made upgrades and now offered existing customers the option to purchase higher speeds. She explained the CenturyLink internet service in Meridian Lake was still restricted to 30 users. Bill asked Angela to find out what it would take to increase the availability of CenturyLink internet services within Meridian Lake and report back to the Board.

ACTION ITEM: Angela to follow up with owners and CenturyLink.

Bill said John Rasure was withdrawing his proposal to provide internet service to Meridian Lake following the upgrade made by CenturyLink.

7. **Meridian Lake Meadows Update.** Angela said there was nothing new to report for Meridian Lake Meadows.

8. **Pristine Point.** Angela said there was nothing new to report for Pristine Point.

9. **Date of Next Meeting.** Thursday, May 15, 2014 at 6:00 pm

The meeting adjourned at 7:00 p.m.

Prepared by Angela H. Reeves