

**MINUTES
SPECIAL MEETING OF THE
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, SEPTEMBER 5, 2013
9:00 A.M.**

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

1. **Landscaping Plan for Lot 7, Filing 1.** Angela said board members had been given the opportunity to review the landscaping plan and visit the lot. Gordon said after visiting the lot and meeting with the owner they had agreed the berm closest to the parking area and rear deck of the house would be angled differently and extended further to drain water towards the Allen ranchland and away from the neighboring house. Berms would be set back at least 2 feet from the property line. After discussion JC made a motion to approve the landscaping plan with the above comments. Sherron seconded the motion and it was unanimously approved.

ACTION ITEM: Angela to send approval letter.

2. **Dogs.** Bill said he and Curt Wilker were scheduled to meet with Nate at the Mt. Crested Butte Sheriff's Department to discuss the Department's role in dog control and enforcement. Bill said he would report back to the Board after the meeting. A long discussion followed on regulations and enforcement. It was agreed a letter would be sent to all owners with the October billing reminding owners of the County regulations which prohibited roaming dogs, dogs not on a leash and vicious dogs. It was agreed the letter would also continue to encourage owners to contact Mt. Crested Butte if they felt threatened by a roaming or vicious dog.

**ACTION ITEM: Bill to report back to the Board after meeting with Nate.
Angela to draft letter to owners.**

3. **Date of Next Meeting.** October 29, 2013 at 6:00 pm.

The meeting adjourned at 10:00 a.m.

Prepared by Angela H. Reeves

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, OCTOBER 29, 2013
6:00 P.M.**

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

1. **Establish Quorum and Approval of 08/13/13 and 9/5/13 Minutes.** Bob made a motion to approve the 08/13/13 and 9/5/13 minutes as distributed. Sherron seconded the motion and it was unanimously approved.

2. **Approved by email since the 9/15/13 meeting:**

- a. Dog letter sent to owners 10/1/13
- b. Filing 2, Lot 50 adjusted driveway plan approved

3. **Architectural Control Committee Update.** Angela said Filing 1, Lot 25 requested the refund of their security deposit and Bill, Sherron and Bob said they had been by the lot since the landscaping work was completed. Sherron made a motion to approve the return of the \$1,500 security deposit. Bob seconded the motion and it was unanimously approved.

ACTION ITEM: Angela to refund \$1,500 security deposit to Filing 1, Lot 25.

4. **Finance Report.** Angela said income and expenses were generally in line with the budget. The foreclosure process on Filing 4, Lot 4 had pushed legal fees over budget and those fees would be recovered if the foreclosure process was successful. Angela explained the Sheriff had not been able to locate the owner and successfully serve the foreclosure papers so the association would have to take the next step and place notices in the Dallas newspapers. Angela said, as agreed at the August 13, 2013 meeting, additional funds had been paid against the CIP loan due to two owners paying off their CIP financing and the Owner Financing bank account presently had a balance of \$3,390.

5. **Recreational Committee.** Bob said the Recreational Committee, consisting of himself, Beth and Jo Tubb had met on August 16 to discuss options for the tennis courts. After discussion of the various options it was agreed Bob would contact the County to find out if the existing tennis court surface could be buried under top soil instead of being removed completely and the Recreational Committee would report back to the Board at the next meeting to present the Master Plan for the tennis courts. The Board asked the Committee to consider options for the Master Plan that would not require oversight, management, ongoing expenses, or maintenance for the area where the tennis courts are removed.

ACTION ITEM: Recreational Committee to prepare a Master Plan.

Bob said it would be approximately \$2,000 to have sand delivered and spread at the edge of the reservoir to provide a small beach and asked if the work could be included in the 2014/15 budget and the work completed at the same time as Mt. CB Water & San draining the reservoir. Bill said Mt. CB Water & Sanitation District was working with the State and at the present time it was unclear when the reservoir would be drained. It was agreed this would be discussed at the next meeting.

6. **Internet.** Bill said John Rasure had been evaluating internet options for other subdivisions. It was agreed John Rasure would be asked to evaluate options for Meridian Lake.

ACTION ITEM: Angela to work with John Rasure and report back to the Board.

7. **Pristine Point and Meridian Lake Meadows.** Angela said there was nothing new to report for Meridian Lake Meadows. Bob said Parry had resigned from the Pristine Point Board and Chuck McGinnis would be completing the remainder of Parry's term.

8. **Date of Next Meeting.** Thursday, January 9, 2014 at 5:30 pm

The meeting adjourned at 7:00 p.m.

Prepared by Angela H. Reeves