

**MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.**  
**ANNUAL HOMEOWNERS MEETING**  
**WEDNESDAY, SEPTEMBER 4, 2024 – 4:00 PM**  
**VIA ZOOM**

Bill Ronai called the meeting to order at 4:30 p.m. Alex Summerfelt confirmed there was a quorum with Bill Ronai holding 3 proxies and owners of 11 lots participating in the meeting.

Alex Summerfelt confirmed notice of the meeting had been sent 11 days prior to the meeting.

**Reading and approval of past minutes**

Beth Hise made a motion to waive the reading of the June 27, 2023 meeting minutes. Bill Ronai seconded the motion and the motion was unanimously approved.

Bill Ronai made a motion to approve the June 27, 2023 meeting minutes as distributed. Melissa Deayala seconded the motion and it was unanimously approved.

**Reports**

Bill Ronai explained Dave Miller had been working with the various entities to resolve the issues surrounding access to the Snodgrass Trail. Dave Miller said the public easement via the Kissing Gate was an accepted access route to the Snodgrass Trail. Dave explained Dave Ochs and the mountain bike association had provided trail repair and signage and been very helpful during the process. Bill Ronai said the trail at the end of the cul-de-sac through the Ronai lot only accessed the Allen Family private land and access to Snodgrass Trail through the Allen land was seasonal and restricted by the Allen Family when cows were grazing. Bill Ronai reminded owners and their guests to avoid causing any damage to the fence. Dave Miller said there would be public notices in the newspaper from the Town of Crested Butte to confirm closing of access to the Snodgrass Trail. A request had been made that the notice be prominently displayed in the weekly newspaper and Dave White confirmed KBUT, the local radio station, also made announcements.

Dave Miller said some campers had been in neighborhood driveways for extended periods of time. Dave explained owners had been notified of the violation of the governing documents.

Neil Watko said he had reached out to the County regarding potential funds being available for improvements to internet service. Dave White volunteered to also reach out to the County.

Alex Summerfelt of Toad Property Management introduced himself. Alex said the Toad crew had taken over repair of the perimeter fence. Alex explained attempts were being made to streamline the approval process for construction between Meridian Lake Meadows and the master association, Meridian Lake Park. Alex confirmed governing policies would be updated in accordance with changes in State law.

Alex confirmed construction plans had recently been received for a lot and the Board would be reviewing that application.

### **Financial Report**

Alex presented the July 31, 2024 financials. Alex explained a dues increase for 2025 would help to build up the Reserve and assist with increasing expenses for landscaping, insurance and legal expenses for amendments to governing documents. Bill Ronai said the Reserves had been reduced significantly during the past few years and needed to be rebuilt. Bill explained there were some delinquent dues and Alex said he would continue to follow up on those delinquent accounts. Alex explained a Reserve Account would be opened when the Association had sufficient funds to move into a separate, interest bearing, account.

Bill Ronai explained operating expenses had increased by 60% over the past five years and the proposed dues increase was necessary. Bill said effective January 1, 2025 dues would increase to \$325 per year from \$270 per year (a 20.4% increase).

The 2025 Budget did not receive a veto and the 2025 Budget was ratified as presented.

### **Election**

Alex Summerfelt explained Dave O'Brien had volunteered for another term on the Board and there were no additional volunteers. Dave Miller made a motion to appoint Dave O'Brien to the Board for a three year term. Neil Watko seconded the motion and it was unanimously approved.

### **Other Business**

Concern was expressed about Meadow Drive on-street parking for access to the Snodgrass Trail via the Kissing Gate. Alex said he would research No Parking regulations. During the Winter months Meadow Drive became narrow and the parked vehicles caused problems.

Concern was expressed about campers being parked overnight along Washington Gulch. Alex Summerfelt said he would research and follow up with the County.

The next meeting was tentatively scheduled for Wednesday, July 16, 2025 at 4:00 p.m. Alex confirmed Meridian Lake Park Corporation would be hosting a 2025 social event.

At 5:17 p.m. Bill Ronai made a motion to adjourn the meeting. Neil Watko seconded the motion and it was unanimously approved.

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Submitted by Rob Harper, Toad Property Management