

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY, JUNE 2, 2022
VIA ZOOM

The following people were present:

Bill Ronai
David Miller
Donna Seligman
Jason Reeves
Joe Robinson, Toad Property Management

Joe Robinson called the meeting to order at 10:35 a.m. and a quorum was confirmed.

Donna made a motion to approve the minutes of the May 24, 2021 meeting. Bill seconded the motion, and it was unanimously approved.

Joe Robinson said that the Board wished to discuss submitted plans for 305 and 414 Meadow Drive. The Board had requested a reduction in height and alternation to the roof pitch for 305 Meadow Drive. The owner's architect had responded, but Kent Cowherd had not yet weighed in with his thoughts on the adjusted plans. The Board observed that the owner's architect had reduced the height to be compliant with the design guidelines. The owner's architect had included a cover letter explaining the design of the roof and its safety regarding the potential for snow accumulation. Dave Miller said that the Board had requested that the architect have a structural engineer review the design, but had not requested to see a report from that review. Bill Ronai said that the owner would need a full set of plans with stamps from a structural engineer and a licensed architect in order to receive a building permit from the County. Board members agreed that they would like to remind the owners of that requirement in their letter before moving forward with approving the plans for 305 Meadow Drive. Board members agreed that they could approve over email once Kent had completed his review, if the design was within the building envelope and Kent did not identify any additional issues.

Regarding 414 Meadow Drive, Board members agreed that there were issues with the color choice. There was some discussion of how best to define or recommend examples of "earth tones." Jason said that earth tones should be warmer colors and should have an element of brown in them, and noted that existing houses in the neighborhood could serve as examples. Board members asked Joe to convey that the proposed color of 414 Meadow Drive was too close to white, that Black was also not an earth tone, and that 10 Judd Falls Circle was a good example for a lighter earth tone color scheme. It was agreed that the Board could approve this design over email once an appropriate color scheme had been presented.

Joe said that the Budget had been circulated for the Board's review, which included an \$45 annual increase in dues. Joe said that the Board had also instituted design

review fees to offset some of the increase in costs. Landscaping and grounds maintenance remained the same. The budget also included a contribution to the Reserve Fund of 10 percent of the Operating Budget, which would allow the Board to open an account for reserves. Dave said that the biggest increase in costs for the Association was the increase in Toad's management fees and noted that the Board should be prepared to explain why the Board had not considered moving to another management company. Board members agreed that Toad provided a high-quality service and that Toad invested a considerable amount of time in its work on behalf of Meridian Lake Meadows, especially with the recent high frequency of design reviews. Jason noted that HOA dues were increasing all over the country.

Dave moved to approve the 2023 Operating Budget as presented, with a slight adjustment to clearly indicate that the dues increase was for annual dues. Donna seconded the motion, and it was unanimously approved.

Dave and Bill agreed to volunteer for another term on the Board.

The Board agreed to hold the Annual Meeting at 5:00 p.m. on July 6th, 2022.

Board members discussed the draft agenda for the Annual Meeting, and Joe agreed to recirculate the agenda with updates requested by the Board.

Joe said that the broken sign for Meridian Lake Meadows was covered by insurance and laid out options for the repair, which he estimated would cost \$2-3,000. Joe agreed to reach out to determine whether making an insurance claim to cover the cost of the repair would result in an increase in the insurance premium. In addition to the repair to the posts, Joe agreed to look at the sign and determine whether it could be moved forward and angled to increase visibility from the road.

Joe said that he would look into weed spraying options for homeowners and would be prepared to talk to owners at the Annual Meeting about how Toad could help them acquire spray.

The Board agreed to wait to pick a date for the next Board meeting until Board members had a better idea of their summer schedules.

Joe said that there were 2 deposits in place for Short Term Rentals, but he had not been notified of rentals.

Joe said that he would send out a copy of the Rules and Regulations and the Non Owner Occupancy Policy and remind owners

Donna made a motion to adjourn the meeting at 12:20 p.m. Bill seconded the motion, and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management

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