

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, MARCH 22, 2022
4:00 P.M.**

Present by Zoom:

Scott Winn
Robin Smith
Wil Hamilton
Sherri Twilleger
Alli Cote
Beth Hise
Dustin Gaspari
Joe Robinson, Toad Property Management

The meeting was called to order at 4:05 p.m. and a quorum confirmed.

Robin made a motion to approve the minutes of the February 24, 2022 and March 11, 2022 meetings. Wil seconded the motion, and it was unanimously approved.

Scott explained Beth Hise was willing to rejoin the Board and Beth would be in attendance with a vote being held at the end of this meeting.

Joe said many associations would continue to hold annual meetings via Zoom as more people were generally able to participate. Scott said a social event would also be scheduled for the summer and suggested an annual meeting offering the opportunity to attend in person or participate via Zoom. Hosting and logistical problems were discussed. The date of Thursday, June 30, 2022 at 5:00 p.m. was proposed for a hybrid annual meeting. Scott said he would check if Oh Be Joyful was available.

Robin said an email had been circulated regarding the Pastor/White request to have a roof overhang going into a setback. Robin explained variances had been granted in the past for various construction requests but this was the first roof overhang into a setback and it was not clear if a variance was necessary. It did not appear the overhang would have an impact on neighboring properties. Robin said he had spoken with the County and the County recommended reviewing requests on a case by case basis. The architect had submitted a variance request for the footprint of the building, and Robin suggested a request for the overhang be included in the variance request. After a long discussion, it was agreed neighboring properties would not be impacted and it was not necessary in this case to contact neighbors for input. It was agreed the architect could proceed with plan submittal with a letter requesting variances for the building footprint and the roof overhang. Joe agreed to draft the letter to the architect.

Scott explained an email had been received revising the size and location of the fence on F2 Lot 69, and the redesign would be in compliance with the current fence regulations.

Robin made a motion to approve the amended design of the fence. Sherri seconded the motion and it was unanimously approved.

Joe agreed to draft an approval letter for the amended design of the fence.

It was generally agreed a summer social event would be a great idea and the logistics and location of an event were discussed at length. Sherri suggested the Wedding Garden in Mt. Crested Butte as a potential site. Sherri

agreed to check the availability and cost of the Wedding Garden and Hogwood BBQ or other food vendors were suggested to provide the food. A social event would be discussed again at the next meeting.

Scott confirmed the fish restocking budget was \$1,500, and interested owners would get together to decide how to move forward.

Robin said Beth Appleton, the Association's legal counsel, continued to review the draft of the Design & Construction Guidelines and the document would be available for review by the next Board meeting.

Robin explained that Mark Hamilton, the MLPC water attorney, was working on a revision of the draft Agreement as proposed by Mt. Crested Butte Water & Sanitation District. Mark has made some progress, but needed more time to review the best way to move forward. Once Mark had reviewed the options he would report back to the Board. Robin hoped something would be available by the next meeting

Tuesday, April 26, 2022 at 4 p.m. was proposed for the next Board meeting. Joe suggested holding a short meeting to review and approve a draft Budget prior to the April 26 meeting. Joe explained Sarah Reece, at 61 Slate Lane, had submitted an email requesting approval for a camper to be at the property during the final weeks of construction (anticipated to be late August). A Certificate of Occupancy could not be issued due to supply delays for the garage doors. After a short discussion it was agreed the request would be approved. Joe agreed to prepare an approval email for Sarah Reece and to send her neighbors on Slate Lane an email notification closer to the date when she would begin to occupy the trailer.

Beth Hise and Dustin Gaspari left the meeting.

Wil made a motion to appoint Beth Hise to the Board to complete a vacant term which would finish at the 2022 annual meeting. Sherri seconded the motion, and it was unanimously approved. Scott agreed to contact Beth.

Scott said the Board was working well at the present time. Scott asked the Board to consider volunteering for officer roles and said specific titles would be assigned at the next meeting. Board members also needed to consider volunteering for an additional term starting in July 2022 so their names could be included on the ballot for the annual meeting.

Robin made a motion to adjourn the meeting at 5:53 p.m. Wil seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management