

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, APRIL 26, 2022
4:00 P.M.**

Present by Zoom:

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

Joe called the meeting to order at 4:08 p.m. and confirmed that a quorum was present.

Wil made a motion to approve the minutes of the March 22, 2022 meeting with a small amendment suggested by Beth. Alli seconded the motion, and it was unanimously approved.

Joe clarified that he was planning to send an email to the neighbors of F2 Lot 41 on behalf of the Board, explaining that the owner of the lot had been given permission to temporarily occupy a camper.

Joe noted that the Fiscal Year for Meridian Lake Park (MLP) currently began on April 1st, but that other Associations managed by Toad had fiscal years that followed the calendar year or ran July 1 to June 30. Joe said that it would be possible for MLP to change the structure of its fiscal year, but doing so might cause some temporary accounting difficulties and incur some minor expenses.

Beth made a motion to move the fiscal year to begin on July 1st and end on June 30th. Alli seconded the motion, and the motion passed with none opposed.

Joe said that the proposed 2022-2023 budget included a roughly 30 percent increase in dues. If approved, this increase would raise quarterly dues from \$130 to \$165 for developed lots and from \$58 to \$72 for undeveloped lots. Joe noted that the Board had historically budgeted for an annual contribution to the Reserve Fund, but in practice had not been able to contribute that money to reserves due to budget overages. Joe noted that the proposed dues increase should allow the Board to contribute to the Reserve Fund on a quarterly basis. Scott noted that dues for the Association would remain very low, even after a 30 percent increase.

There was a brief discussion of MLP's relationship with the Mt. CB Water and Sanitation District (Water District). It was agreed that the Association was unlikely to incur costs from the Water District, as the provider-customer relationship was between the Water District and individual homeowners rather than between the Water District and the Association. There was a brief discussion of capital improvement projects being contemplated by the Board. Scott and Robin agreed that the previously-discussed pathway along Washington Gulch Road was unlikely to move forward within the next year or even several years. Joe said that repair of the Association's fence was on the schedule for Davidson Wildlife Services. There was some discussion of repair and possible replacement of the Association's fences.

There was a brief discussion of legal expenses for the Association. Joe said that legal fees for past fiscal year had reached \$13,387, slightly exceeding the budget of \$13,000. It was noted that there had been several exceptional items contributing to high legal costs in the past year, such as the work on updating the Design and Construction Guidelines. Board members agreed that legal costs would likely decrease the following year.

There was a brief further discussion of the change to the fiscal year. It was agreed that it would be beneficial to allow homeowners to review the budget at the Annual Meeting before the fiscal year began.

Joe said that he would provide an updated budget for the next meeting and would also provide the Board with more information on the process to change the fiscal year.

Scott reviewed the plans for F2 Lot 22 on a map that demonstrated the view corridors for the neighboring home. It was agreed that the plans for F2 Lot 22 would not substantively obstruct the neighbor's views.

Wil made a motion to approve the design for the home on F2 Lot 22. Alli seconded the motion, and it was unanimously approved.

Scott said that he would communicate the Board's approval to the owners.

Scott said that the owners of the Pastor/White lot had been very responsive to the Board's requests for changes to the home design. Joe said that Kent Cowherd had already picked up the new set of plans for the final architectural review. Joe said that he would circulate Kent's review as soon as he received it.

There was some discussion of the proposed summer social event. Sherri said that it would cost \$400 to rent the pavilion at the wedding garden, which was only available on weekdays.

Robin made a motion to move forward with planning the social event at the Pavilion. Sherri seconded the motion.

It was agreed that Sherri would make the reservation for the evening of Wednesday, August 17th.

Joe agreed to build \$1,500 for the event into the updated budget. There was general agreement that the Board would provide a meat course and beverages and would invite attendees to bring potluck items for the meal.

Robin gave a brief update on the Water District issue. Robin said that the most recent version of the agreement included some key changes, which the Association's water attorney, Mark Hamilton, felt were positive. The current agreement now proposed amending rather than voiding the previous agreements and also indicated that MLP residents would only continue to pay the surcharge through January 1, 2028. There would also be two additional agreements between the Water District and Pristine Point and the Meadows respectively, and Robin had asked Mark to add language ensuring that all three agreements comported with one another. Robin had also asked Mark to include a citation in the agreement stating that the Water District was obligated to provide the Association with water and sewer in perpetuity. Robin said that once Mark had made these small changes to the agreement, it would be ready to go back to the Water District's attorney, Marcus Lock.

Robin said that Joe was working on formatting the updated Design and Construction Guidelines, and it was a priority to get the Design and Construction Guidelines posted on the website for public comment.

Wil made a motion to adjourn the meeting at 5:30 p.m. Robin seconded the motion, and it was unanimously approved.