

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, OCTOBER 19, 2021
4:00 P.M.**

Present by Zoom:

Scott Winn
Heather Thomson
Wil Hamilton
Sheri Twilleger
Jordan Kunz
Alli Cole
Rob Harper, Toad Property Management
Joe Robinson, Toad Property Management
Hannes Gehring, Toad Property Management

The meeting was called to order at 4:22 p.m., and it was confirmed that a quorum was present.

Joe and Hannes introduced themselves and explained that Joe would be the Property Manager for Meridian Lake Park Corporation moving forward.

Board members and homeowners introduced themselves. Scott explained that some of the homeowners present had expressed interest in serving on the Board and said that he would be happy to meet with them after the meeting to discuss responsibilities and expectations.

Scott expressed that the Board is committed to the whole neighborhood for the long term. Scott explained that the Board strives to base its decision-making on four core values:

- True Neighborhood: nurture healthy enduring relationships in a neighborhood setting that includes full-time families, second homes, rentals, open space, and outstanding amenities.
- Excellent Management: uphold the highest standards of management and thoughtful leadership, planning, design, and fiscal accountability.
- Participate Meaningfully in our Valley: engage with the larger valley as a respected partner
- Increase the Long-Term Value of the Properties

Scott said that he would circulate a document explaining these values.

Rob said that he was still working on the Quarterly Report and would provide that to the Board in the next couple weeks.

Rob explained that Toad's responsibilities for the Association are broad and encompass everything from accounting to maintenance to making all necessary payments for the Association. Rob said that Toad was happy to help answer questions and solve issues for all homeowners and explained that the best way to get in touch with Toad was to email Joe and Rob.

Scott said that David Gross was planning to build a home in Meridian Lake Meadows and had submitted a formal application to the Board to approve the project. Rob confirmed Meridian Lake Meadows had approved the plans and Rob said he had received the full set of plans and had sent the plans to Kent Cowherd for architectural review. Once Kent provided his report it would then be up to the Board to review and give final approval to the plans as the Architectural Control Committee (ACC).

Scott explained that the Board had received a concerned email about the fence that had been constructed around the backyard of the Burch home at Lot 69 without Board approval. Scott and Rob confirmed the Covenants and Design Guidelines very clearly required ACC approval for the construction of any type of fence. Scott said that the homeowner had committed to proposing a resolution, and it was generally agreed to wait for the homeowner's proposal before deciding the next steps.

Scott said Beth Appleton, legal counsel, was preparing a letter responding to recent correspondence from Lot 17, Filing 2.

Scott explained an informal group of owners had prepared a "white paper" regarding Short Term Rentals (STRs) and the Board would continue to discuss how to deal with STRs in the future.

Scott said that he was working on an e-news update to communicate recent updates to all homeowners. Rob said that Toad would distribute the update.

At 5:43 pm Wil made a motion to adjourn the meeting. Scott seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

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