

**MERIDIAN LAKE PARK CORPORATION
MINUTES OF THE TWENTY-EIGHTH ANNUAL HOMEOWNERS'
ASSOCIATION MEETING
JUNE 30, 2022 – 5:00 P.M.
VIA ZOOM**

Joe Robinson called the meeting to order at 5:11 p.m. Joe said that notice of the meeting had been mailed on June 10. A quorum was not present.

Scott Winn thanked all of the current Board members for their service. Scott introduced new Board members Sherri Twilleger and Allie Cote, as well as returning Board members Wil Hamilton and Beth Hise. Scott noted that Robin Smith and Heather Thomson had stepped down from their roles on the Board, and Scott thanked them for all of their contributions.

Scott said that the Board prioritized reaching consensus among Board members and emphasized that the Board made all decisions as a united group. Scott said that the Board had four main priorities. The first was achieving a true sense of community in the neighborhood, and Scott encouraged owners to reach out to neighbors and form friendships. The second was excellent management of the Association, and Scott thanked Toad and Joe Robinson for his great work as the property manager. The third was forming meaningful partnerships with other entities in the Valley. And the fourth was increasing property values in Meridian Lake Park. Scott encouraged owners to reach out to the Board with any questions on the Board's progress along those four paths.

Financial Report

Joe said that the Board had changed the fiscal year for the Association so that the Fiscal year ran from July to June and fit more logically with the demands of the Budget and the Annual Meeting schedule.

Joe said that the Board had approved a Budget for the 2022-2023 fiscal year, and because a quorum was not present, it would not be possible for the membership to ratify or veto the Budget. Joe said that the biggest change in the budget was an increase in dues, by \$37 per quarter for every developed lot and \$17 per quarter for every undeveloped lot. Joe said that it had been a significant amount of time since the last dues increase, and the Association had had to use reserve funds to cover operating expenses. Joe said that the dues increase would allow for a reserve fund contribution each year, so that the Association could improve its financial position. Joe said that management fees had also increased due to rising labor costs in the Valley. Joe said that he did not foresee many of the Association's expenses decreasing in the near future, and explained that line items such as insurance could be reliably expected to increase every year. Joe said that lending institutions preferred to see 10 percent of the Operating Budget accruing in the reserve fund, and while the current budget did not meet that standard, it did bring the Association closer to that goal.

It was noted that legal expenses had gone up significantly over the past year. Joe said that a significant portion of those expenditures were attributable to negotiations with the Mt. Crested Butte Water & Sanitation District. Joe said there was also a design review issue that had been difficult to resolve over the past couple of years, and while the Board and the homeowner were seeking to find common ground, the issue had required the advice of legal counsel.

Joe said that Colorado law regarding the collection of interest and late fees had changed multiple times in recent years, leading to variability in the amount of interest and late fees collected by the Association.

Regarding the dues increase, it was confirmed that if owners had set up an autopayment for a specific amount, they would need to go into their accounts and increase the amount scheduled for the payment. However, if owners had set up an autopayment to pay the full balance on their account, they would not need to make any changes to their autopayment.

Election of Managers

Joe said that, in the absence of a quorum, it would not be possible to hold an election. Joe thanked homeowners who had volunteered to join the Board. The Board would be able to appoint board members to fill the open positions at a later date.

Mt. Crested Butte Water & Sanitation District Update

Wil Hamilton said that there had been ongoing negotiations for some time to make the Meridian Lake Park water infrastructure part of the Mt. Crested Butte Water & Sanitation District. Wil said that the Association was close to a finalized agreement with the District. Wil said that the Association had an outstanding debt owed to the District for repairs to the dam, which Association members paid as a monthly surcharge. That debt would be paid in 6 years, following which the surcharge would be removed from owners' bills, so water bills in the Association should ultimately decrease.

Short Term Rental (STR) Working Group

Sherri Twilleger said that the Board had heard the neighborhood's concerns at the past Annual Meeting regarding the possibility of corporations short term renting in the neighborhood, and after looking into the issue, had confirmed that all owners currently engaged in STRs were people who had a relationship with the community and spent time there themselves. Sherri said that a Working Group had been formed to help STR owners police themselves, and the Working Group encouraged all owners to report any issues with STRs to Toad, who would then communicate the problem to Sherri and Allie Cote, who would work with the owner to resolve the issue.

Allie Cote said that the Working Group had put together a list of best practices for STRs in the neighborhood, and she would be happy to share that with the entire neighborhood. Dustin said that these best practices had been developed based on the list of 'House Rules' from several STR owners in the neighborhood, and they addressed issues like trash, lighting and the dark sky policy, quiet hours, etc. Dustin said that these best practices/house rules were communicated to guests in all STRs in the neighborhood.

There was general agreement that it would be a positive step to post the list of best practices on the Toad website.

Allie said that the discussion within the Working Group had been focused on preventing violations, and if examples of consistent violators were identified, the Working Group could move to introducing some consequences for violations. Some owners expressed that they would

like to see consequences formally put in place even if consistent violations of the neighborhood's policies were not yet an issue.

Sherri said that there were about 12 STRs in the neighborhood currently.

Joe said that there was a Non-Owner Occupancy form online for STR owners to register, and Sherri added that STR owners were required to provide Toad with the information for a local property manager.

Long Lake Committee Update

Beth Hise said that CBMBA, the Adaptive Sports Center, and the Land Trust were cooperating on a mile-long, 4 foot wide trail that would begin at Long Lake. Beth said that construction of the trail would begin imminently.

Long Lake Committee Update

Joe said that there was a weed identification flier on the Toad website, and Toad was able to provide Milestone to owners for spraying weeds. Interested owners should contact Joe.

New Business

Joe said that the Association's Design Guidelines would soon be shared on the Toad website for a 30 day comment period, once some formatting issues had been resolved.

Scott thanked Peggy Schrammel for her research on stocking the reservoir with fish. Peggy said that she had spoken with Colorado Parks and Wildlife and had reached out to 12 private organizations that could provide native brown and rainbow trout varieties for stocking. Peggy had learned that it was recommended to stock fish around Memorial Day Weekend in Crested Butte and to introduce about 100-150 trout per acre of water. Peggy said that bids had come in between \$3,200 and \$6,500 to stock the reservoir, including delivery.

Kurt Giesselman said that the reservoir had last been stocked in 2007, but most of the fish had been flushed out when the dam work was completed. Kurt and Peggy agreed that there was not much flora and fauna to contribute as a food source in the reservoir.

Scott said that the fish stocking would be funded by owner donation, and the goal was to collect around \$4,000. Dustin Gaspari added that this would be a good opportunity for STR owners to contribute to a cause that would benefit the entire community.

Beth noted that community member Sam Nay had recently passed away. Beth said that Sam had always advocated for stocking the reservoir and had been an avid fisherman. Beth suggested that the Association hold a memorial service and install a plaque in memory of Sam as part of the fish stocking project. Members present supported this idea.

Wil said that the Board was working on replacing several fallen road signs. Wil said that he had also volunteered to repaint the Meridian Lake Park sign at the entry to the Association.

Beth said she had spoken with Gunnison County to discuss the large pothole, and the County had confirmed that they would come out to repair the pothole the following week.

Jill Galvin suggested that the Association make use of DirectorySpot.com, which would allow Association members to opt in to a neighborhood directory via email. There was a fee associated, which the Galvins would pay for the first year. Jill volunteered to spearhead the initiative, and Joe said that he would be happy to send an email to the Association on Jill's behalf.

Summer Social Event - August 17

Sherri said that the Board had rented the Pavilion at Mt. Crested Butte for a summer social event, and would provide the main course and drinks. All neighborhood members were invited to attend and to bring side dishes and desserts. Joe said that more information would be shared with Association members as it became available.

Allie Cote made a motion to adjourn the meeting at 6:44 p.m. Wil seconded the motion, and it was unanimously approved.

There would be a Board meeting immediately following the Annual Meeting, and owners were invited to attend.

Prepared by Rob Harper,
Toad Property Management