

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, JUNE 21, 2022  
4:00 P.M.**

Present by Zoom:

Scott Winn  
Wil Hamilton  
Sherri Twilleger  
Beth Hise  
Allie Cote  
Joe Robinson, Toad Property Management

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

Wil Hamilton made a motion to approve the minutes of the May 24, 2022 meeting. Sherri Twilleger seconded the motion, and it was unanimously approved.

Joe said that the Annual Meeting was scheduled for the following week. Joe said that all Board members were all slated for reelection at the meeting, and there were 2 additional open Board seats. Joe said that ratification of the Budget was first on the agenda. Scott noted that, historically, it had been difficult to achieve a quorum at the Association's Annual Meetings. Joe reviewed the agenda for the Annual Meeting with the Board. Beth said that she would reach out to the Land Trust regarding the Long Lake Working Group, Scott said that he would reach out to Robin to put together the water update, and Joe said that he would reach out to Rob and the Maintenance Team about weed spraying. Sherri and Allie would give the Short Term Rental (STR) Working Group update.

Wil said that he would be willing to repaint the Meridian Lake Park sign off of Gothic Road, and Joe said that he would look into the purchase of the paint. Scott said that some of the street signs in the neighborhood had fallen down. Joe said that he had spoken with the County and had learned that the Association was responsible for replacing the street signs. Scott said he was reaching out to the Sign Guys and Gal to see if they could help with this matter.

Scott said that the new Design Guidelines were basically ready, but there were issues with the formatting that had not yet been resolved. It was agreed that Joe could let the membership know that the Design Guidelines would be available soon for a 30 day comment period.

Joe said that he would circulate a notice to the membership highlighting the increase in dues included as part of the 2022-2023 Budget. Scott said that he could also send out a summer newsletter email including the information about the dues increase.

Board members agreed that they should all make efforts to encourage attendance at the summer social event.

There was a discussion of the request from the owner of 61 Slate Lane to add some additional trees to their landscaping. Scott had requested that the owner reach out to their neighbor to determine whether there were any objections, and Joe said that process was currently underway.

Joe said that he would recirculate the plans for 11 Peeler Lane, as some Board members had had difficulty opening the files. Kent Cowherd's review of those plans was ongoing.

Joe said that Meridian Lake Meadows had approved the plans for 305 Meadow Drive.

Allie Cote made a motion to approve the plans for 305 Meadow Drive. Sherri seconded the motion, and it was unanimously approved.

Joe said that he would provide the architect an approval letter on behalf of the Board.

Joe said that Association legal counsel Beth Appleton had recommended that the Association fund a viewshed analysis for the 39 East Lane plans. Questions were raised regarding whether the 4-6 week wait time for the architect to conduct the analysis would be perceived negatively by the homeowner, and whether the Board had ever commissioned a similar study before. Wil noted that the Board always considered the viewshed of surrounding homes during the architectural review process, although this was the first time that a conflict had arisen that necessitated a formal analysis. Joe said that he would consult counsel on both points, and, if counsel felt comfortable, would communicate that the Board was supportive of moving forward with the viewshed analysis.

The meeting adjourned at 5:42 p.m.

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Prepared by Rob Harper, Toad Property Management