

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
TUESDAY, JANUARY 18, 2022  
4:00 P.M.**

Present by Zoom:

Scott Winn  
Robin Smith  
Wil Hamilton  
Sheri Twilleger  
Allie Cote  
Heather Thomson  
Joe Robinson, Toad Property Management

Joe called the meeting to order at 4:08 p.m., and confirmed that a quorum was present. Joe said that notice of the meeting had been posted on the website on January 14.

Heather made a motion to approve the minutes from the meeting on November 16, 2021. Wil seconded the motion, and it was unanimously approved.

Scott explained that there had been a call with the Association's legal counsel, Beth Appleton, who had requested to review the Association's updated Design and Construction Guidelines. In particular, Scott highlighted Beth's suggestion to increase the Security Deposit to better incentivize compliance with building requirements. It was generally agreed that the Board would wait until they had received all of Beth's suggested edits to the Guidelines to consider this point.

Scott said that there would be a 30-day comment period for the Association before the Board approved the updated Guidelines.

Robin said that he had been in conversation with the Mt. Crested Butte Water & Sanitation District (Water District). The Water District had not been open to the Board's suggestions of suspending the surcharge during negotiations or establishing an end date for the surcharge that was 6 years from the beginning of negotiations. It was generally agreed that the Board was willing to wait one more month for a draft agreement from the Water District. It was agreed that Robin would reach out to the Water District and let them know that the MLPC Board hoped to see a draft agreement in the near future.

Robin said that he had met with Dave Ochs of the Crested Butte Mountain Bike Association (CBMBA) to discuss the trail proposed as a pedestrian alternative to Washington Gulch Road. Robin reported Dave had a positive view of the project. Robin had also met with Jake Jones of the Crested Butte Land Trust, who agreed that the idea was viable and should be considered by the Long Lake Working Group of the Land Trust. Robin said that the Long Lake Working Group was due to meet sometime in January.

Robin said that the trail could be put on open space that belongs to MLPC and MLM between the lower parking lot at the tennis courts and Meadows Drive. From that point on, the trail would need to be on the Country Road right-of-way. Some retaining work, such as a rock wall, might be needed in some of the steeper areas. On the upper section, the trail would be close to some houses, and the homeowners would need to be consulted. Robin said that it was difficult to predict how the County would react to the proposal. Robin added that there was also a potential liability concern that came along with allowing public access to the trail.

There was a discussion of the Short Term Rental (STR) Policy and the Best Practices document that would help STR owners to self-enforce and ensure the Association's expectations were met. It was generally agreed that the policy would need to include a registration process for STRs in the Association, some type of repercussion for multiple violations, and a clarification of the roles of Toad, the Board, and individual board members and owners in reporting and addressing complaints about violations. A proposal was made that Toad would be the point of contact for complaints, and that Allie and Sheri would be Toad's points of contact and would relay those complaints to the STR owners and help resolve the issue. It was agreed that Allie and Sheri would work together on a draft to bring to the next meeting for Board discussion.

Scott said that there was an ACC review request that he would circulate for Board review. There was a discussion of the flow of information between the homeowner, the Board, and Kent Cowherd, who performs the architectural review. Scott confirmed that Joe should be the main point of contact for the homeowner.

Joe said that the Quarterly Financial Report had been sent to the Board via email prior to the meeting. Joe said that overall, the Association was very close to the budget, although insurance costs had gone up and legal fees were slightly over budget.

Scott confirmed that the Board was still waiting for the homeowner at F2 Lot 69 to bring the Board a suggested resolution for the fence on the lot that was not in compliance with the Design Guidelines.

It was determined that the next meeting would be February 15 at 4:00 p.m.

Wil made a motion to adjourn the meeting at 5:15 p.m. Robin seconded the motion, and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management