

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, FEBRUARY 24, 2022
4:00 P.M.**

Present by Zoom:

Scott Winn
Robin Smith
Allie Cote
Sherri Twilleger
Wil Hamilton
Joe Robinson, Toad Property Management
Jordan Kunz, F2 Lot 19

Joe Robinson called the meeting to order at 4:05 p.m., and confirmed that a quorum was present.

Allie Cote moved to approve the minutes from the January 18, 2022 Board Meeting. Wil Hamilton seconded the motion, and it was unanimously approved.

There was a discussion of the design plans for F1 Lot 24. Scott Winn said that the primary comment resulting from Kent Cowherd's architectural review was that the home's design put it at the maximum height allowable by the County. The owners had submitted a variance request to MLPC for the height of the house. Scott said that the Board had reviewed the plans carefully to ensure that the adjacent homes' viewsheds were preserved. Robin Smith said that there was a strip of open space behind the lot that separated the home from all adjoining lots, and the building site was also significantly lower in elevation than those of the neighbors, which mitigated the impact on neighbors' viewsheds.

Wil Hamilton made a motion to approve the F1 Lot 24 design plans, including the request for a height variance. Sherri Twilleger seconded the motion, and it was unanimously approved.

Sherri Twilleger and Allie Cote led a presentation regarding progress by the Short Term Rental (STR) Working Group. Allie explained that the goal of the group was to facilitate hosting STRs in a way that was complementary to and respectful of the MLPC neighborhood and community. Allie led the Board through the STR Working Group's proposed solutions to mitigate what they had identified as the four main sources of tension surrounding STRs: trash, noise, parking, and lights. Allie said that during a recent Zoom meeting, the Working Group had agreed to create a closed Facebook group for STR owners in MLPC; to meet quarterly as a group; and to onboard new STR owners to set them up for success. In addition, Allie and Sherri committed to serving as liaisons between STR owners and the HOA.

Allie reviewed Toad's role in the STR process, which included requiring STR owners to register with Toad and provide Toad with the contact information for their local property manager. Allie said that, when there was an issue related to an STR, owners should call Toad directly, and Toad would then contact the owner and property manager for the STR. Toad would also reach out to Sherri and alert her of the issue. Joe recommended that the Working Group send out periodic reminders to STR owners to register with Toad, as he had not seen any STR owners reach out to register during his tenure with Toad. Robin Smith suggested that the STR Working Group integrate the existing Non Owner Occupancy Policy, including the registration form, into their materials. Sherri agreed to send an email to all known STR owners providing them with the registration form and encouraging them to register with Toad. Allie said that she would integrate feedback heard during the meeting in the guide for STR owners, including the importance of trash cans being brought back inside and the potential usefulness of wifi light switches in avoiding light pollution.

The Board thanked Sherri and Allie for their work.

Robin said that he had asked water attorney Mark Hamilton to look at the Settlement Agreement that had been sent to MLPC by the Mt. CB Water & Sanitation District (Water District). Mark would revise the Agreement based on the Board's concerns and would send it back to the Board for review. To date, Mark had not received any communication from the Water District's attorney, Marcus Lock. Marcus Lock had however reached out to the PPOA Board and informed them that the Water District believed that PPOA owned the dam. PPOA had consulted a land specialist attorney. Robin Smith emphasized that MLPC had acted in good faith, was not delinquent on any past bills charged by the Water District, and was not responsible for any past inaccurate billing by the Water District.

Robin said that the Board was waiting on an updated draft of the Design and Construction Guidelines from legal counsel.

Robin led a brief discussion on the possibility of adding additional dog waste stations. Robin said that the cost of purchasing and installing another station would be \$450, plus monthly maintenance costs. Robin proposed adding an additional waste station between Slate Lane and Wolverine Circle and one at Nicholson Lane.

Scott Winn made a motion to include the cost of purchasing, installing, and maintaining one additional dog waste station in the 2022 budget. Wil Hamilton seconded, and the motion was unanimously approved.

Joe said that there was currently \$10,000 budgeted for legal expenses, and the Association had already exceeded this for the year, with \$11,745 spent to date.

Robin said that there would be a Long Lake Working Group meeting on March 1. Robin said that the Land Trust had indicated they did not plan to be involved in the trail construction proposed by MLPC to provide a pedestrian alternative to Washington Gulch Road, although Robin was not certain that this was a final answer. Robin suggested that, without the participation of the Land Trust, MLPC should build only the portion of the trail on their own open space, which would be the most beneficial to MLPC residents.

Joe suggested that the Board approve consolidating the Association's Reserve and Operating accounts into one bank to facilitate the management of funds. It was agreed that the Board had no objections to doing so, and Joe would send around a resolution by email to be signed by the Board members.

There was a brief discussion of the fence at F2 Lot 69 that had been built in contravention of the Design and Construction Guidelines. Scott agreed to follow up with the homeowner over email.

Robin Smith made a motion to approve the plans for the remodel to add a hot tub at F2 Lot 64. Allie Cote seconded the motion, and it was unanimously approved.

There was a discussion of the process by which minor remodeling requests were approved. The Board discussed the possibility of instituting an annual or semiannual deadline for submissions of these types of requests. It was also agreed that the Board could consider approving smaller requests via email in future.

Robin Smith made a motion to adjourn the meeting at 5:35 p.m. Sherri Twilleger seconded the motion, and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

