

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, FEBRUARY 4, 2010
7:00 P.M.
42 STREAM VIEW LANE**

Present: Bill Ronai
Sam Faivre
Bob Mothershead
Lara Moscatelli
Gordon and Angela Reeves, Managers

1. **Establish Quorum and Approval of 11/19/09 Minutes.** Bill made a motion to approve the November 19, 2009 Minutes as distributed. Bob seconded the motion and it was unanimously approved. Angela said the following items had been approved by the Board since the previous meeting:

- a. Tennis Court Questionnaire mailed January 1, 2010
- b. Newsletter mailed January 1, 2010
- c. Security deposit returned to L21, F3 as construction not started within 2 year timeframe

2. **Architectural Control Committee Update.** After a short discussion it was unanimously agreed that a letter would be sent to the three owners of L14, F4 regarding the unsightly condition of the roof. Angela agreed to coordinate with Pristine Point as they would also be writing a letter.

Action Item: Angela to draft letter to owner of L14, F4

After a short discussion and review of the CB South policies for clean up deposits it was unanimously agreed that no changes would be made to the existing MLPC clean up deposits at the present time. However, the Board agreed to re-visit instituting a legal agreement between the homebuilder and the association along the lines of the CB South one under the assumption, to be further discussed, that a signed agreement might instill a greater sense of urgency.

3. **Discussion of Tennis Court questionnaire.** Angela said less than 50 replies had been received so far. Bob said he had received some additional suggestions for the tennis courts. He suggested:

- a. Removing the fence and leaving the asphalt in place.
- b. Cutting up the asphalt in places and covering with topsoil.
- c. Remove snow off the courts and build a berm around the asphalt surface and then flood to make a skating rink.

- d. Community garden but keep the fence in place to keep deer and other animals out.

Angela agreed to check with the insurance company to find out if any of the above items would increase liability. Gordon agreed to obtain pricing for topsoil.

**Action Item: Angela to contact insurance company
Gordon to price topsoil**

4. **Water Committee**. Bill said the final plan for the repair of the pump station had not been received from Stantec. He said the Water & Sanitation District was also waiting for SGM to advise them of the long term solution for the pump station. Bill also reported that the attorney for the Water & Sanitation District was reviewing fire suppression matters with the Fire District.

5. **Finance Report**. Angela said income and expenses were running close to budget. She said a draft 2010/11 budget had been circulated to the board keeping dues at the existing level of \$93 per quarter for developed lots and \$38 for undeveloped lots. After a short discussion it was agreed the 2010/11 Budget would be reviewed again at the March meeting.

Lara expressed concern about the snow clearing and road maintenance on Judd Falls Circle. After a short discussion it was agreed Gordon would email Marlene Crosby at the County.

Action Item: Gordon to email Marlene Crosby

Bill said weed pulling had significantly reduced the number of noxious weeds in common areas and rights of way but there were still weeds on individual lots. After a short discussion it was agreed that Angela would draft a letter to owners and it would be distributed in early Spring advising owners that weeds must be pulled on individual lots or the association would complete the work and invoice the owners.

Action Item: Angela to draft weed letter

6. **Meridian Lake Meadows Update**. Bill said there was nothing new to report from the Meadows.

7. **Pristine Point Update**. Angela said there was nothing new to report from Pristine Point.

8. **Date of Next Meeting**. The next board meeting was scheduled for March 18, 2010

The meeting adjourned at 8:30 p.m.

Prepared by Angela H. Reeves