

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
MONDAY, MARCH 29, 2010
7:00 P.M.
42 STREAM VIEW LANE**

Present: Bill Ronai
Sam Faivre
JC Leacock
David White
Andrew Shoup
Lara Moscatelli
Gordon and Angela Reeves, Managers

1. **Establish Quorum and Approval of 02/04/10 Minutes.** JC made a motion to approve the February 4, 2010 Minutes as distributed. Bill seconded the motion and it was unanimously approved.

2. **Architectural Control Committee Update.** Angela said there was only one house under construction and no new plans had been submitted.

After a short discussion it was unanimously agreed a letter would be sent immediately to the owners of L14, F4 regarding the unsightly condition of the roof and giving them 7 days to respond to the Board.

Action Item: Send letter to owners of L14, F4

3. **Discussion of Tennis Court questionnaire.** Angela said 67 replies had been received and there were only 6 points dividing the top two preferences. Gordon and Angela presented costing for several different options for the removal of the tennis courts and the permit process with the County. The costs for removal and topsoil ranged from \$25,000 to \$78,000. After a short discussion it was unanimously agreed two tennis courts would be repaired this Spring by Steve Wynne and Gordon would fill the cracks in the remaining two courts with sand and attempt to improve that surface. The repairs would be made on an annual basis and the subject would be reviewed again in 5 years.

**Action Item: Angela to schedule Steve Wynne to repair two tennis courts.
Gordon to put sand in cracks of remaining two courts.**

4. **Water Committee.** Bill said the Board had received an email from Ron Baker regarding water issues. Bill agreed to contact Ron Baker and address the points raised in his email. Bill said the final plan for the repair of the pump station had been received from Stantec but Mt. CB W&S had decided to postpone the work until the Fall. MLPC would not be paying any portion of the repair bill. Bill explained the water level in the reservoir would be reduced by 4 to 5 feet prior to the Spring run-off.

Chuck McGinnis had sent an email asking the Board to remind all MLPC owners of the May 4, 2010 Water Board election where three people were running for two positions. After a short discussion it was agreed a sentence would be added to the March 31 letter which was already mentioning MLPC elections.

Action Item: Angela to include sentence on March 31 letter to owners.

Bill explained that Mt CB W&S were trying to perfect title to water rights in the reservoir as calculations of the acre feet in the reservoir had been incorrect in the past. Mark Hamilton, MLPC's water attorney, had recommended filing a Statement of Opposition so the association would be notified of all filings and actions in the matter. Bill explained this was a standard procedure and Mt CB W&S supported MLPC taking that action.

5. **Finance Report.** Angela said four owners had not paid their dues in almost a year. After a short discussion it was agreed liens would be filed on those lots if payment was not made by April 10, 2010. Angela said other income and expenses were running close to budget. Angela explained \$5,000 had been added to the 2010/11 Operating Reserve Budget to cover Mark Hamilton's expenses in filing and processing the Statement of Opposition on water issues. As it had been agreed earlier in the meeting to spend \$3,500 on repairing two courts and \$750 on filling cracks on the remaining two courts those items would also be added to the Operating Reserve Budget.

After a short discussion JC made a motion to approve the 2010/11 Budget keeping dues at the existing level of \$93 per quarter for developed lots and \$38 for undeveloped lots. David seconded the motion and it was unanimously approved.

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 May 20, 2010. The date for the 2010 Annual Meeting was provisionally scheduled for Thursday, July 1, 2010 at Queen of All Saints.

The meeting adjourned at 8:10 p.m.