

**MERIDIAN LAKE PARK CORPORATION
MINUTES OF THE EIGHTEENTH ANNUAL HOMEOWNERS'
ASSOCIATION MEETING**

JULY 5, 2011 – 5:00 P.M.

**QUEEN OF ALL SAINTS,
CRESTED BUTTE, COLORADO**

Bill Ronai, President of the Association, called the meeting to order at 5:15 p.m. There were 90 members present at the meeting or represented by proxy and Angela Reeves announced that the meeting had a quorum. She said notice of the meeting had been mailed on May 26, 2011.

A motion was made by Sam Ganz to dispense with the reading of the minutes and to approve the 2010 annual meeting minutes as mailed. Donna Seligman seconded the motion and it was unanimously approved.

Reports

Bill Ronai said one set plans for an addition had been recently approved and plans for one remodel and one new construction would be reviewed at the next board meeting.

Bill asked that owners continue to pick up after their dogs as there had been marked improvement since last year.

Bill said Mt. Crested Butte Water & Sanitation had completed repairs to the pump station in the Fall and the pump station was now functioning well. Bill said MLPC, together with the association's water attorney, had recently met with Mt. Crested Butte Water & Sanitation to clarify the wording of the Memorandum of Agreement. He said the meeting had been productive and had clarified the independence of the MLPC infrastructure from the rest of the District. Bill said MLPC presently had two residents on the Mt. Crested Butte Water & Sanitation District board but in May 2012 Chuck McGinnis would be unable to run for an additional term, due to term limits, and Bill encouraged owners within MLPC to consider running for election to the Water District.

In 2009 there had been considerable discussion about fire suppression within MLPC and the size of the water storage tank. Bill explained the association had commissioned an independent study of water flows and as the report did not highlight a significant risk it was decided the \$3 million cost of upgrading fire suppression throughout MLPC was unnecessary. Bill said the County adoption of an amended international fire code had caused the Crested Butte Fire Protection District to demand that all new construction within MLPC have sprinkler systems installed. Bill said the cost of installing a sprinkler system in new construction could be offset against reductions in hazard insurance premiums. Bill explained MLPC was still reviewing the matter and discussing options with the Fire District and the County Building Department.

Bill said there was money in the budget for tennis court maintenance although work had not yet been scheduled as the courts were in reasonable condition.

Gary Rainwater said significant progress had been made on the eradication of the chamomile daisy over the past five years. Gary explained plants were late appearing this year due to the long winter but Gary encouraged owners to continue to pull chamomile daisy and to spray thistle. Gary did not have a solution for dandelions and suggested owners learn to love them! Kurt Giesselman said spot spraying the leaves of the plant would kill the dandelion but not the surrounding foliage.

Bill said the Board was continuing to monitor and trying to remedy covenant violations.

Financial Report and Ratification of 2011/2012 Budget

Angela Reeves said Doug Gorman, CPA had reviewed the financial records of MLPC and prepared the 2010/11 financial report which had been distributed with the notice of the meeting. Angela explained 2010/11 expenses were \$4,239 under budget and the 2011/12 budget was very similar to the previous year. Marty Evans made a motion to approve the 2011/12 Budget as distributed. Sam Ganz seconded the motion and it was approved by a majority of owners.

Election of New Board Members

Angela Reeves said four people were running for four vacant two year terms. As no additional names were put forward, Sam Ganz made a motion to appoint Sam Faivre, J.C. Leacock, Bob Mothershead and Bill Ronai to the Board. Donna Seligman seconded the motion and it was approved by a majority of owners.

New Business

John Mortell asked that snow removal in Pristine Point not occur during 11 pm and 6 am or a loader be used instead of the noisy snow blower. Marty Evans, President of PPOA, said he would follow up with John.

Terry Tubb asked about the email MLPC owners had received offering fractional ownership of Lot 18 in Pristine Point. Bill explained PPOA were obtaining legal advice on how to proceed and once that opinion had been received the two boards would discuss the matter further.

Bob Mothershead said MLPC had paid for an access ramp and a picnic table at the edge of the reservoir and the area was being used by people daily.

Bill thanked the Board for their service and also thanked Gordon and Angela, the association managers.

The meeting adjourned at 5:55 p.m.

Prepared by Angela H. Reeves