

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
THURSDAY, JULY 28, 2011  
7:00 P.M.  
42 STREAM VIEW LANE**

Present: Bill Ronai  
Bob Mothershead  
Sam Faivre  
Glena Galloway  
Gordon & Angela Reeves, Managers

1. **Establish Quorum and Approval of 05/19/11 Minutes.** Bill made a motion to approve the July 28, 2011 Minutes as distributed. Glena seconded the motion and it was unanimously approved.

2. **Architectural Control Committee Update.** Angela said the ACC had reviewed and approved plans submitted for F1, L25 and F2, L21.

The Board reviewed the house plans submitted for F1, L25 and unanimously approved the plans for a 2,445 square foot house and 638 square foot garage.

**Action Item: Angela to mail approval letter.**

The Board reviewed plans for a garage addition at F2, L21. After a short discussion the plans were unanimously approved.

**Action Item: Angela to mail approval letter.**

3. **Election of Officers.** After a short discussion the following appointments were unanimously approved:

|                     |                |
|---------------------|----------------|
| President           | Bill Ronai     |
| Vice President      | Sam Faivre     |
| Secretary/Treasurer | Glena Galloway |

|                                 |   |
|---------------------------------|---|
| Architectural Control Committee | Bob Mothershead<br>Glena Galloway<br>Sam Faivre |
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4. **Finance Report.** Angela said 2011/12 income was 42% of budget and expenses were 35% of budget. Angela explained liens had previously been filed against three lots and one of those owners had just paid their dues in full and the lien for that lot would be released.

5. **Fire Suppression.** Bill explained prior to the meeting a letter from the Crested Butte Fire Protection District had been circulated to all board members. Bill said the CBFPD were demanding sprinklers be installed in all new construction because of the lack of water pressure at some hydrants in the subdivision. Bill said David Leinsdorf was reviewing the matter.

6. **Water Committee.** Bill said he and the association's water attorney met with Mt. Crested Butte Water & Sanitation and their legal counsel on May 27, 2011 to discuss the MLPC water court opposition. Bill said the meeting had been very successful and Mt. Crested Butte Water & Sanitation had addressed all of the MLPC concerns and MLPC had removed their opposition filed in the Water Court.

7. **Tennis Courts.** Angela said a representative of LE Renner from Denver had inspected the tennis courts. His proposal involved extensive repairs ranging from \$8,125 to \$14,950 with no guarantee that the work would not need to be repeated a year or two later. After a short discussion it was agreed no work would be done on the tennis courts this summer but Steve Wynne from Grand Junction would be contacted in 2012 to repair cracks.

8. **Washington Gulch Road Closure.** Angela said the County had told her parts of Washington Gulch would be closed on July 31 but not the section between Gothic Road and Meridian Lake Park. Angela said Washington Gulch would be single lane traffic between 9 am and 11:30 am so some owners could experience delays.

9. **Meridian Lake Meadows Update.** Bill said a light fixture on the deck of F3, L51 did not appear to be compliant with downlighting regulations and Gordon agreed to check the fixture. Bill said a "campsite" had been set up in the driveway of F2, L37 and several MLM owners had complained about the two camping trailers set up in the driveway. Angela agreed to contact the owners.

10. **Pristine Point Update.** Angela said the Pristine Point board was continuing to discuss possible covenant amendments which would restrict multiple ownership of lots.

12. **Date of Next Meeting.** The next board meeting was scheduled for September 15, 2011.

The meeting adjourned at 8:20 p.m.

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Prepared by Angela H. Reeves