

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
THURSDAY, NOVEMBER 18, 2010  
7:00 P.M.  
42 STREAM VIEW LANE**

Present: Bill Ronai  
Bob Mothershead  
Lara Moscatelli )  
Sam Faivre ) proxy to Bill Ronai  
JC Leacock )  
Angela Reeves, Managers

1. **Establish Quorum and Approval of 09/16/10 Minutes.** Bill made a motion to approve the September 16, 2010 Minutes as distributed. Bob seconded the motion and it was unanimously approved. Since the last meeting Angela said the Board had approved, by email, hiring JCI to complete the reservoir access project. Bob said the work had been completed and in the Spring he would be asking the Board to approve the purchase of picnic table.

2. **Architectural Control Committee Update.** Angela said she was not aware of any architectural control issues.

3. **Recent Requests/Complaints from Owners.** Bill said an owner had complained about the Board's approach to Covenant violations as outlined in the September 10, 2009 Minutes. Angela explained the September 10, 2009 Minutes said: "It was agreed the Board would continue to react to complaints regarding covenant violations but as requested at the Special Meeting the Board would approach each complaint with a consistent and tolerant approach...." After discussion it was agreed the wording would be amended to better reflect the intention of the Board: "It was agreed the Board would continue to react to complaints regarding covenant violations but as requested at the Special Meeting the Board would approach each complaint with a consistent, comprehensive and fair approach...."

Angela said an owner adjacent to the tennis courts had asked if the storage shed at the courts could be moved to a different location. After discussion it was decided the storage shed would not be moved to a different location.

Angela said a complaint had been received about a black trailer at F1 L29. Bill agreed to contact the owner and request the removal of the trailer.

Angela said a complaint had been received about snowmobiles being used on subdivision roads and Washington Gulch. Angela agreed to contact an owner regarding use of snowmobiles on subdivision roads but it was not known who the people were who were riding along Washington Gulch.

Angela said two owners had requested payoff figures for their CIP loans and had been surprised how much more there was to pay. Angela said the loan had been amortized over 12 years so they were not even half way through the repayment of the loan. After discussion it was agreed to keep quarterly payments at \$108.38 and owners, as in the past, would not be penalized for early repayment of the loan.

4. **Water Committee**. Bill explained new auditors for Mt. CB Water & San felt that the method used for tracking MLPC revenues and expenses did not conform to accepted accounting standards; therefore Mt. CB Water & San board voted to discontinue the practice. Bill said he did not think the decision would impact day to day operations and a full accounting could be requested from Mt. CB Water & San in the future as per the Memorandum of Agreement if MLPC felt it was necessary to have that information. Bill asked Angela to draft a short letter to Mt. CB Water & San.

**Action Item: Angela to draft letter to Mt. CB W&S.**

5. **Qwest DSL**. Angela said only two owners had returned the questionnaires stating they wanted to sign up for Qwest DSL. Angela agreed to let those owners know that at the present time they are the only people waiting for service,

**Action item: Angela to write to two owners.**

6. **Finance Report**. Angela said income and expenses were in line with the budget. Angela agreed to move some expenses from Operating into Operating Reserve in order to more accurately reflect the budget.

**Action Item: Angela to move some expenses from Operating into Operating Reserve.**

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

8. **Pristine Point Update**. Bob said there was nothing new to report from Pristine Point.

9. **Date of Next Meeting**. The next board meeting was scheduled for January 20, 2011.

The meeting adjourned at 8:10 p.m.