

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
THURSDAY, MARCH 19, 2009  
7:00 P.M.  
42 STREAM VIEW LANE**

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

1. **Establish Quorum and Approval of 01/15/09 Minutes.** Andrew made a motion to approve the January 15, 2009 Minutes as distributed. Sam seconded the motion and it was unanimously approved. Angela said the following items had been approved by the Board since the previous meeting:

- a. F3, L51 design approval letter mailed 2/6/09
- b. 1/19/09 letter mailed to owners regarding trash containers

2. **Recycling and Trash Collection.** Angela explained 35 owners out of 105 had responded to the recycling questionnaire. Eighteen had voted yes and 17 had voted no. Reasons for voting against the proposal were varied but included cost, effectiveness of recycling and one owner had questioned the legal right of the board to make the decision. Bill expressed concern at the lack of response. After a long discussion it was agreed to mail a follow-up letter to include the proposal for Gothic Mountain to replace Waste Management (see below) giving more detail and then board members would contact owners who had not responded by phone to obtain their votes. Bill and Andrew agreed to work on the wording of the letter and to have it ready to mail with the April 1 invoices.

**Action Item: Bill and Andrew to prepare letter to be mailed with April 1 invoices.**

Angela said Waste Management was willing to continue garbage collection for an additional year at the cost of \$18.45 per month, per house. The price included a fuel surcharge of 5.2% and an environmental surcharge of 6% and Angela explained the fuel surcharge would fluctuate during the year. Angela said Andrew of Gothic Mountain Waste Solutions had submitted a proposal for both recycling and garbage collection at a cost of \$18.00 per month, per house. Andrew confirmed the price of \$15.00 per house, per month for garbage collection and \$3.00 per house, per month for recycling was guaranteed for 3 years and that he would provide a trash container with a lid to each house. After a short discussion regarding recycling containers, Andrew said recycling bags could be used instead of bins without lids. Andrew answered questions from the board regarding number of drivers, reliability of vehicles, number of existing contracts,

financial status of the company and Andrew agreed to provide the Board with a sample contract and letters from his bank and lead investor for the Board to review. Gordon asked if Gothic Mountain would collect weed bags and Andrew confirmed they would at no charge to the Association.

Angela said the letter regarding trash containers mailed on 1/19/09 did not address plastic bags containing non-food materials (such as garden waste) or cardboard or paper. Bill offered to draft a new letter to be mailed on April 1 clarifying the Board's position.

**Action Item: Bill to draft letter to owners.**

3. **Architectural Control Committee**. Angela explained the exterior lights at L49, F3 had glass below the light fitting. Bill explained the Design Guidelines were very specific that no bulb or lens should be visible. As David and Sam had not viewed the exterior lights it was agreed that no decision would be made until they had seen them and reported back to the Board. Bill cautioned that residents of MLM were considering legal action against MLPC if MLPC ignored the violation or granted a variance as the MLM Board felt the glass should be removed from the lights. Angela agreed to contact David Leinsdorf, attorney, to discuss the matter and to report back to the Board.

**Action Item: David and Sam to view exterior lights at L49, F3.  
Angela to contact David Leinsdorf.**

Angela said the damaged roof at L14, F4 was scheduled for repair in the Spring but as yet the Board had not received a copy of the letter confirming that the work would be done.

Angela said several owners had expressed concern about the commercial trucks parked at L30, F1. Andrew said he would contact the owners advising them that fining would start if the trucks were not permanently removed from the house.

**Action Item: Andrew to contact owners of L30, F1.**

Angela explained the owner of Lots 42 and 43, Filing 3 was requesting approval to combine the two lots. After a short discussion it was unanimously agreed that Angela would write an approval letter.

**Action Item: Angela to write approval letter to owner.**

Angela explained the MLM Board had questioned the adequacy of the clean up deposit and she had been asked by MLPC to find out what other associations charged. Angela said Skyland were presently charging a \$1.00 per square foot clean up deposit which was refundable upon satisfactory completion of construction and landscaping. Angela said CB South were presently charging \$2,000 or \$1.25 per square foot, whichever was greater. She said owners were required to sign a notarized statement confirming they would complete the house and landscaping within 2 years or forfeit the deposit. Angela explained that CB South had retained a large amount of deposits but had failed to force

owners to complete construction or landscaping. It was agreed this matter would be discussed at the next meeting.

Andrew said L52, F2 had completed their remodel and was requesting return of the \$500 deposit. It was agreed the remodel looked good and clean up had been completed. Andrew said he would write a letter to be mailed with the \$500 check.

**Action Item: Andrew to write letter to L52, F2. Angela to prepare \$500 check.**

5. **Water Committee**. Bill confirmed W&S had tested the pumps at the reservoir and W&S were pleased with the initial test results. Bill said W&S had completed all the work but the final accounting would not occur until later in the year when an audit was completed. However, Bill said W&S had confirmed that \$220,851.00 would be taken off the final accounting because of work unrelated to the MLPC system. Bill said W&S would continue to carry the cost of the work, without adding interest, until the final audit was completed and at that time W&S and MLPC would decide how MLPC would repay those funds. Bill said SGM would complete their tests in Spring and then the Board and Water Committee could decide if any follow-up action was required with the Fire Protection District.

6. **Finance Report**. After a short discussion it was agreed to increase Common Area Maintenance (weed removal) from \$1,000 to \$2,000 in the Capital Reserve Budget. This would allocate \$4,000 to weed removal for 2009 and allow the association to remove Toad Flax as well as Chamomile. David made a motion to approve the 2009/10 Operating Budget. Andrew seconded the motion and it was unanimously approved. Bill made a motion to approve the 2009/10 Capital Reserve Budget with the above amendment. JC seconded the motion and it was unanimously approved.

Angela said one owner was now three billing cycles late and it was agreed David Leinsdorf would be asked to write to the owner and file a lien if necessary.

**Action Item: Angela to contact David Leinsdorf.**

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

8. **Pristine Point Update**. Angela said Pristine Point had amended their Rules and Regulations regarding covenant violations. After a short discussion it was agreed that David Leinsdorf should review the MLPC Rules and Regulations and strengthen the paragraphs regarding covenant violations.

9. **Date of Next Meeting.** Thursday, May 21, 2009.

The meeting adjourned at 9:25 p.m.

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Prepared by Angela H. Reeves