

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, MAY 21, 2009
7:00 P.M.
42 STREAM VIEW LANE**

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

1. **Establish Quorum and Approval of 03/19/09 Minutes.** JC made a motion to approve the March 19, 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, L49 letter to owners requesting change of exterior lights
- b. 4/01/09 clarification letter mailed to owners regarding trash containers

2. **Annual Meeting.** Prior to the meeting Angela had distributed draft documents for the annual meeting mailing and said Roger Cram had requested that his name be added to the ballot. After a short discussion the draft documents were unanimously approved. Angela said Jaime and Sharon had provided the catering at the 2008 annual meeting and were keen to provide the catering for the 2009 meeting. After a short discussion it was unanimously agreed Jaime and Sharon would provide the catering for the meeting and it would once again be a Mexican buffet.

**Action Item: Angela to mail annual meeting documents.
Angela to contact Jaime and Sharon regarding catering.**

3. **Architectural Control Committee Update.** Angela said no new construction plans had been submitted. Angela said an owner had expressed concern about the roof at L14, F4 being replaced with another blue roof and had threatened legal action if that happened. Angela said David Leinsdorf had reviewed the MLPC and PP Covenants and had given the opinion that the association could not oppose a replacement blue roof being installed. Angela agreed to contact the owner with that opinion and Kurt agreed to contact the owner of L14 for an update and timescale for the repair or replacement of the roof.

**Action Item: Angela to contact F3 owner.
Kurt to contact F4 owner.**

Angela said a site plan showing the location of the dog fence had been requested from F1, L29 but as yet nothing had been received.

Angela said Andrew had contacted the owner of L30, F1 and they were contacting their tenant to stress that their commercial trucks could not be parked at L30. Angela said commercial trucks had not been parked at the house for several days. It was unanimously agreed that the first covenant violation letter would be mailed if the trucks returned.

It was agreed to postpone discussion of the clean-up deposits until the next meeting.

Angela said the contractor for F3, L49 had confirmed the driveway would be paved this summer and a swale would be added to stop water running onto the road.

The Board reviewed the house plans for F3, L39. Concern had been expressed that the chimney was not built according to the plans. Those present agreed to inspect the chimney and email the Managers with their comments.

Action Item: Board to inspect chimney at F3, L39.

Angela said F3, L21 had received their approval letter on July 7, 2007 but construction had not commenced. Angela agreed to contact David Leinsdorf to confirm the process for notifying the owner that the approval letter would be out of date and that new plans would need to be submitted.

Action Item: Angela to contact David Leinsdorf.

4. **Recycling and Trash Collection.** Bill said he had been meeting with Andrew of Gothic Mountain Waste Solutions to discuss the trash and recycling proposal and Bill said he had also spoken to Andrew's financial partner, the Bank and several of Andrew's customers. He added that the thrust of these conversations was to ascertain sustainability of the business from an operating and financial perspective. Angela said she had received several calls from people in the valley using Gothic Mountain Waste Solutions and they were all delighted with the service. Sam expressed concern about Gothic Mountain being able to keep to the 3 year fixed price. Bill said Andrew had spoken to the County Landfill and Andrew felt confident that he would be able to keep to the price without additional charges or surcharges. After a short discussion during which Bill asked if the Board would like to speak directly to Andrew David made a motion to enter into a 3 year contract, effective August 1, 2009 with Gothic Mountain Waste Solutions for garbage and recycling. JC seconded the motion and it was unanimously approved. It was unanimously agreed that Bill and Angela would work with Andrew on the wording of the contract.

Action Item: Bill and Angela to finalize garbage and recycling contract with Gothic Mountain Waste Solutions.

Prior to the meeting Bill had distributed a draft letter to owners regarding the change to Gothic Mountain Waste Solutions for the trash and recycling collection. Attached to the draft letter was a FAQ printout to answer many of the concerns owners might have. Bill said Andrew would be providing photographs of the trash cans and that would also be attached to the letter. After a short discussion it was agreed the letter would be mailed with the annual meeting documents but would be on different color paper. Lara agreed to review the letter and make adjustments so that it would stand out from the other documents.

Action Item: Andrew to provide photographs. Lara to make amendments to the letter. Angela to mail letter.

JC and Lara expressed concern that the \$50 fine for trash container violations had been approved too quickly and that there were issues regarding enforcement. Gordon said absolute proof was required to fine owners and at the present time that had not been obtained. Angela said since the mailing of the first letter no trash cans had been put out prior to the Friday collection and Gordon had not been called out to pick up trash. Lara agreed to revise the trash and recycling letter to include a paragraph thanking owners for their cooperation. Angela said two second home owners had requested the return of a central dumpster. As there was not a suitable location in MLP Angela agreed to speak to Andrew to see if he had a location for a bear proof trash can or dumpster.

**Action Item: Lara to revise letter.
Angela to speak to Andrew.**

Sam expressed concern at the large amount of dog poop that had emerged out of the snow. Various options were discussed but it was agreed that Angela would prepare a flyer to go with the annual meeting documents requesting that owners pick up after their dogs when walking them within the subdivision. This flyer would also address the parking of unapproved vehicles outside garages, etc.

5. **Water Committee**. Bill said SGM would begin testing five or six fire hydrants during the next couple of weeks and would have the data available for the annual meeting. The five hydrants had not yet been identified but SGM would be working with Mt. Crested Butte Water & San District. Bill said watering restrictions would once again be in place but as yet Mt. CB W&S had not decided on the timing. Bill said Mt. CB W&S would be discussing the matter at their June 9 meeting and encouraged the Board and the Managers to attend.

Angela said Chico from Gunnison County Electric Association had called as he needed an easement between the tennis courts and the F4, L17A to supply electricity to the Mt. CB W&S testing equipment. Kurt suggested that Chico call him on Tuesday so they could discuss the location.

6. **Finance Report.** Angela said the new financial year had started on April 1 and there was nothing new to report. Angela said David Leinsdorf had written to F4, L17B but they had not paid their dues or CIP financing payment for a year. After a short discussion it was agreed that David Leinsdorf should file a lien and the Board would write to the owners of F4, L17B.

Action Item: Gordon to draft letter to the F4, L17B owners.

7. **Rules and Regulations.** After a short discussion regarding the rewording of the covenant violation section in the rules and regulations it was agreed that Angela would circulate the language again and it would be discussed at the next meeting.

Action Item: Angela to circulate covenant violation wording.

8. **Meridian Lake Meadows Update.** Angela said MLM would have their annual meeting immediately prior to the MLPC meeting.

9. **Pristine Point Update.** Angela said PPOA would have their annual meeting on July 2 and at that meeting they were going to discuss how to deal with the issue of some roads within the subdivision being maintained by the County and some being maintained at the Association's expense.

10. **Other.** Angela said Al would be repairing the perimeter fence in the next couple of weeks. She said Al had already walked the fence and it was generally in good condition although the wire had been cut in several places. Kurt said he would start repairing the playground part of the tennis courts and if the process was successful he would move onto the two tennis courts. Bill said there were For Sale signs in need of repair or removal and asked that the realtors be contacted.

**Action Item: Kurt will start repairing cracks in the tennis courts.
Angela to contact realtors regarding damaged signs.**

Bill said he had spoken to CBMR regarding a gate to access Snodgrass. They are supportive of our desire. We will need to speak to the Forest Service about the gate at the appropriate time.

11. **Date of Next Meeting.** Annual Meeting, July 7, 2009. Board meeting July 16, 2009. Bill asked if the board meeting could be changed.

The meeting adjourned at 9:00 p.m.