

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

JULY 7, 2009 – 5:30 P.M.

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

Bill Ronai, President of the Association, called the meeting to order at 5:40 p.m. and introduced the board. There were 94 members present at the meeting or represented by proxy and Angela announced that the meeting had a quorum. She said that notice of the meeting had been mailed on May 29, 2009.

A motion was made by Marty Evans to dispense with the reading of the minutes and to approve the 2008 annual meeting minutes as mailed. Peter Kennel seconded the motion and it was unanimously approved.

Reports

Bill Ronai explained Gothic Waste Solutions would begin garbage and recycling collection on August 1. He explained they were a local company and the owner of the company was a resident in Meridian Lake Park. He said recycling bins and trash cans would be distributed the last week in July and encouraged owners to contact Gothic Waste Solutions if they required those receptacles. Bill confirmed there was no charge for those items.

Bill Ronai said dogs continued to be a problem in the neighborhood. He said the Covenants did address the issue of dogs and there was a fining system in place but enforcement of those regulations was very difficult. He said the Board would be considering the option of becoming a County operated dog control area, similar to Crested Butte South, instead of attempting to hire a dog catcher for the area which would be expensive. He said once the board had completed its review of options there would be a public meeting so that all owners would have the opportunity to participate in the decision making. Owners would be notified of the public meeting by email and he encouraged members to make sure Angela had their email address.

Bill Ronai explained enforcement of the Covenants regarding vehicles and unsightliness was also difficult as clear evidence of the continued violation was required. Marty Evans said Pristine Point Owners Association had recently rewritten their Rules and Regulations to tighten up the enforcement procedure for Covenant violations and remove some loop holes in the earlier version. Bill said MLPC would be discussing similar changes and that a public meeting would be scheduled to review all aspects of enforcement.

Bill Ronai said CBMR had filed their Plan of Operation for development of lift served skiing on Snodgrass. He said MLPC would continue to monitor the proposal to ensure

water in the reservoir or from the Yaklich Ditch would not be contaminated. He said Mt. Crested Butte Water & Sanitation would be taking the lead in monitoring the plans. Bill explained MLPC would approach the Forest Service to request approval for a gate so that it would be possible to ski back to the subdivision.

Bill Ronai said MLPC had increased their weed control budget to \$4,000 for weed removal on common land. He encouraged lot owners to pull weeds on their lot or contact the association managers if they wanted to hire weed pullers. Bill said the Weed Committee consisted of Anne Ronai and Gary Rainwater with assistance from Melanie Rees. Gary Rainwater said Winter Cress, a mustard, had arrived in the subdivision and was spreading quickly. He encouraged owners to pull weeds and bag them immediately. David White expressed concern about dandelions not being removed as the seeds were blowing onto lots where owners had spent considerable time and effort removing the dandelions.

Bill Ronai said an update on the fire suppression system had been mailed in January, 2009 and recently Schmueser Gordon Meyer (SGM) had completed their testing on seven fire hydrants. He explained the testing had occurred because it became apparent that the Fire Departments earlier review had been flawed. Bill explained SGM had completed their testing and submitted their report which confirmed the flow, even in the lowest recorded fire hydrants, was sufficient to meet Class AA or A flow rates as defined by the National Fire Protection Association. Bill said the board would be discussing the findings at its next board meeting and then talking with Mt. Crested Butte Water & Sanitation District and the Crested Butte Fire Protection District.

Bill Ronai said the Water Treatment Plant was completed except for a few remedial items. He explained the Pump Station had been fully operational until the spring runoff caused major problems. Bill said the Mt. CB Water & Sanitation District was hiring an independent engineering consultant to ascertain if the damage was a design or construction problem. Bill introduced Chuck McGinnis and Melanie Rees, residents of MLPC, who were also members of the Mt. Crested Butte Water & Sanitation District Board.

Bill Ronai said watering restrictions in MLPC were the same as Mt. Crested Butte and Curt Wilker questioned why they were necessary. Chuck McGinnis explained that all water districts were required to show evidence of conserving water. Melanie Rees explained the repair work to the Pump Station would involve lowering the level of the water in the reservoir twice. Melanie said work on the Water Treatment Plant and Pump Station were over budget and Mt. Crested Butte Water & Sanitation were presently covering those overages. Once a final estimate of the total cost was known Mt. Crested Butte Water & Sanitation District would make an interest free loan to MLPC.

Lara Moscatelli said the Recreation Committee had been reviewing options for the tennis courts but due to the cost of the various options no decisions had been made. Lara encouraged interested owners to contact the board. Jo Tubb said the courts were barely used and Pete Giannin questioned why individual owners were allowed to use the tennis

courts as toy storage for their children. Susie Maclean said she was tired of the continual discussion of the tennis courts without any decisions being made.

Bill Ronai thanked Gordon and Angela Reeves, the Managers of the association, for their work and also thanked the Water Committee which consisted of Sherron Green, Curt Wilker, Roger Cram and Doug Wiley.

Financial Report and Ratification of 2009/2010 Budget

Angela Reeves said Doug Gorman, CPA had reviewed the financial records of MLPC and prepared the 2008/09 financial report which had been distributed with the notice of the meeting. She said the 2009/10 Budget had also been distributed. Sam Ganz made a motion to approve the 2009/10 Budget as distributed. Curt Wilker seconded the motion and it was approved by a majority of owners.

Election of New Board Members

Angela Reeves said the proxy had shown five nominations for the four, two year terms, but an additional name had been added to the list prior to the meeting so there were presently six owners running for four positions. She asked Roger Cram, Sam Faivre, Pete Giannin, JC Leacock, Bob Mothershead and Bill Ronai to introduce themselves.

After calculating the votes Angela Reeves confirmed Bill Ronai, Sam Faivre, JC Leacock and Bob Mothershead would be joining Lara Moscatelli, Andrew Shoup and Dave White on the board.

New Business

Andrew Shoup thanked the board for their work during the past year.

Teresa Guzzetta presented a 50 signature petition to the Board requesting enforcement of the Covenants relating to unsightliness and parking of vehicles. She said there were 15 code violations listed on the petition.

Bill Ronai said the public meetings would be held in August and owners would be notified of the date and location.

The meeting adjourned at 7:00 p.m.

Prepared by Angela H. Reeves