

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
WEDNESDAY, JULY 22, 2009  
6:00 P.M.  
42 STREAM VIEW LANE**

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

1. **Establish Quorum and Approval of 05/21/09 Minutes.** Bob made a motion to approve the May 21, 2009 Minutes as distributed. JC 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 L39 – no action required on chimney
- b. Refund F2 L19 cleanup deposit
- c. Approve F1 L29 dog fence
- d. Repair perimeter fence at Pristine Point

2. **Recycling and Trash.** After a short discussion it was unanimously agreed that Bill, as President, would sign the Gothic Mountain Waste contract.

3. **Annual Meeting.** At the annual meeting a petition had been delivered to the Board demanding that the Covenants be enforced. Discussion followed regarding the violations and it was agreed that Gordon and Angela would photograph the violations and then board members would contact the individual owners. If a phone call did not rectify the violation then a letter would be sent to the owner. Dave volunteered to make the initial contact with the individual owners.

**Action Item: Gordon and Angela to photograph violations.  
Dave to contact individual owners.**

Angela said she had been speaking to CB South, the County Commissioners, the Sheriff's Department and John Gallowich, the County dog catcher. She explained there was a procedure already in place for designated dog control areas and it would be possible for MLPC to become one of those areas. The patrol and enforcement would be by the County dog catcher with no charge to MLPC. However, certain requirements must be met by MLPC. All dogs must be licensed and any dog off an owner's lot must be on a leash, not just under voice command. After a short discussion Angela was asked

to contact the County dog catcher and find out if there could be some flexibility on the leash law if the dog was close to the owner and not causing a problem.

**Action Item: Angela to contact County dog catcher.**

Gordon said he had inspected the tennis courts and they were in serious need of repair but Kurt Olson, who had previously volunteered to do the repair, was no longer available. Gordon suggested hiring a contractor to repair the courts and install chain link fence between the tennis courts and the playground area at a cost of approximately \$4,000. Bill expressed concern about the ongoing cost of maintaining the courts. After a short discussion it was agreed that Angela and Gordon would gather together all the previously obtained information about the courts and present it to the board so that the various options could be considered. Gordon said Jo Tubb of Filing 1 had expressed interest in joining the Recreation Committee.

**Action Item: Gordon and Angela to collect tennis court information and report to the board.**

Angela said Gary Rainwater had prepared a letter concerning noxious weeds and asked if it could be mailed to all owners. It was unanimously agreed that the letter would be mailed to owners on MLPC letterhead and signed by Gary Rainwater and Anne Ronai as the Weed Committee. The cost of copying and mailing would come out of the weed control budget. Sam expressed concern about the weeds at F2, L50 and Angela agreed to contact the owner.

**Action Item: Angela to mail “weed” letter to owners.  
Angela to contact owner of F2, L50.**

At the annual meeting it had been agreed that a public meeting would be held to discuss the dog issue and covenant enforcement. After a short discussion the meeting was scheduled for September 1, 2009.

4. **Appoint Officers.** After a short discussion the following appointments were unanimously approved:

President:	Bill Ronai
Vice President	Andrew Shoup
Secretary/Treasurer	Sam Faivre
ACC Chairman	JC Leacock Lara Moscatelli Dave White
Recreation Cttee:	Lara Moscatelli Bob Mothershead

Andrew, JC and Dave left the meeting.

5. **Architectural Control Update.** Angela said Pristine Point had written to the owner of F4, L14 regarding the replacement of the roof but as yet no reply, giving a timeframe, had been received.

It was agreed Clean-up Deposits would be discussed at the next meeting.

After a short discussion it was unanimously agreed the clean-up deposit for F3, L39 would be refunded.

Lara asked if signage could be added to remind people to drive slower through the subdivision. Gordon agreed to contact Marlene Crosby at the County.

**Action Item: Gordon to contact Marlene Crosby at the County.**

6. **Water Committee.** Bill said SGM had completed their testing of seven fire hydrants and graded them all as either AA or A and therefore in his personal view it did not appear necessary to undertake the extensive work previously identified. The other board members present concurred. It was unanimously agreed that Bill would send copies of the report to Mt. Crested Butte Water & Sanitation District and Crested Butte Fire Protection District. Approximately \$100,000 had been spent by Mt. Crested Butte Water & Sanitation District on engineering studies for fire suppression and it was presently unclear if MLPC would have to cover the entire cost.

Bill said Mt. Crested Butte Water & Sanitation could repair the pump station but as yet no expert had been hired to find out if the problem occurred because of a construction issue or a fault in the design. Bill said the UV filter had been repaired and was once again operational.

7. **Finance Report.** Angela said everything was running close to budget. She said a lien had been filed against one owner for non payment of dues and special assessment and that one owner was presently going through the foreclosure process.

8. **Rules and Regulations.** It was agreed discussion of an amendment to the covenant violation paragraphs would be postponed until the next meeting.

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

10. **Pristine Point Update.** Bob said PPOA had discussed the issue of maintenance of private roads and would be attempting a covenant amendment to adjust the dues structure so that people on private roads paid for maintenance but those on County maintained roads would not. Bob said PPOA had also discussed the horse trailer on F4, Lot 17A but were waiting to find out how MLPC would be dealing with it. It was agreed the horse trailer would be dealt with the same way as other covenant violations listed on the petition received at the annual meeting. Bob questioned use of the reservoir by

MLPC residents and suggested that a dock be built on the Washington Gulch side to make access to the reservoir easier and more attractive.

11. **Date of Next Meeting**. The next board meeting was scheduled for September 11, 2009.

The meeting adjourned at 8:05 p.m.

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Prepared by Angela H. Reeves