

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, JANUARY 15, 2009
5:00 P.M.
42 STREAM VIEW LANE**

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

1. **Establish Quorum and Approval of 11/10/08 Minutes.** Bill made a motion to approve the November 10, 2008 Minutes as distributed. Andrew seconded the motion and it was unanimously approved. Angela said the following items had been approved by the Board since the previous meeting:

- a. L7, F1 added dormer to roof approved at 11/10/08 meeting
- b. L49, F3 driveway will be corrected in Spring, 2009
- c. Newsletter mailed January 1, 2009

2. **Water Committee.** Bill said he attended the January 13 W&S District meeting and the failure of the UV reactor in the water treatment plant was announced. Bill explained W&S were using chlorine until the UV reactor was replaced. He said the anticipated cost of the equipment was \$34,000 (not including installation labor) but there could be additional fees of \$5,000 as it was necessary to involve the State and file the appropriate application forms. Bill said W&S had just produced the breakdown of costs for the pump station and dam but as yet they had not been reviewed by the water committee or the W&S Board. Bill said testing of the flow rate for the five or six lowest flow fire hydrants by Schumueser Gordon Meyer would start in the Spring.

3. **Recycling Proposal.** Prior to the meeting Andrew submitted a proposal for curbside recycling at a cost of \$3 per month, per home for all recyclables presently accepted by Gunnison County. Andrew explained bins would have to be purchased and he agreed to obtain pricing and report back to the Board. Andrew said in other areas he was working with Gunnison Valley Disposal and asked if the association would be interested in entering into a trash collection contract with that company instead of Waste Management. Angela said the Waste Management contract expired on July 31, 2009 and 6 months notice had to be given to cancel the contract. Angela agreed to contact Waste Management and obtain rates for the new contract.

After a short discussion it was unanimously agreed that the recycling proposal appeared to meet the requirements of the association and a questionnaire would be mailed to all

owners to obtain their input. It was agreed recycling would be a different day of the week from garbage collection. Andrew agreed to prepare a questionnaire for review by the board.

Angela stated that if the questionnaire/survey showed greater than 50% approval, the board could institute the proposed recycling.

Action Item: Andrew to prepare recycling questionnaire. Angela to mail to owners. Angela to contact Waste Management.

Sam said owners were not putting lids on garbage cans and birds were getting into the trash bags and spreading the trash around the neighborhood. After a short discussion it was agreed that a letter would be mailed to owners stating that a \$50 per occurrence fine would be applied to owners who did not have lids on their trash cans. Bill asked that Angela prepare the letter and ask David Leinsdorf to review the \$50 fine.

Action Item: Angela to draft letter to owners and consult with David Leinsdorf.

4. **Architectural Control Committee**. Kurt, Andrew and Angela all said they had been contacted by owners of L7, F1 and L6, F1 as there was a dispute about a driveway and construction activities. After a short discussion it was unanimously agreed that the owners needed to resolve the issues as there were no covenant violations that required involvement by the Board. Kurt said he had been hired by the owners to prepare a survey.

After a short discussion it was unanimously agreed that the very preliminary plans for L32, F2 were basically acceptable to the Board but no final decision could be given as full size, detailed plans together with color samples were required. Andrew said he would write to the owner and contractor.

Action Item: Andrew to write to L32, F2 owner and contractor.

Angela said the plans submitted for L51, F3 had been amended by the architect on January 14. She said two of the four parking spaces had been eliminated and the hot tub and deck which were outside the building envelope had also been eliminated. Kurt asked that square footage be stated for the house and that a landscaping plan be submitted. Angela agreed to contact the architect and report back to the ACC.

Action Item: Angela to contact architect for square footage and landscaping plan.

Kurt said he had spoken to the owner of L14, F4 about the damaged roof. The owner said US Metal would be resurfacing the roof in the Spring and if that did not work the company would replace the roof. Kurt said the owner had a letter from US Metal

outlining the proposal and it was agreed that Kurt would obtain a copy of the letter for the association files.

Action Item: Kurt to contact L14, F4 owner.

5. **Finance Report.** Angela said the association expenses were generally in line with the budget. Angela had distributed a 2009/10 budget prior to the meeting. After a short discussion it was agreed no expenses for fish stocking or recreation would be included in the operating expenses. It was agreed \$1,000 would be in the capital reserve budget for the recreation area and also the SGM expenses of \$2,000 would be paid from capital reserve funds. Angela said the trash removal figure might need adjustment once Waste Management had confirmed pricing. It was agreed the draft 2009/10 budget would be reviewed and finalized at the March, 2009 meeting.

6. **Meridian Lake Meadows Update.** Bill said the MLM board were concerned that the clean up deposit was not sufficient. Angela agreed to obtain examples from other similar areas and report back to the Board. Angela said Jack Lawrence had recently joined the Board to fill the vacancy caused by Andrew Crossley selling his house.

Action Item: Angela to obtain examples of clean up deposits in other subdivisions.

7. **Pristine Point Update.** Angela said there was nothing new to report.

8. **Other Business.** Several complaints had been received about the commercial tow vehicles parked at L30, F1. Andrew said he had spoken to the tenant and requested removal but the vehicles would go for a few days and then return again. Andrew agreed to contact the owner of L30 F1.

Action Item: Andrew to contact owner of L30 F1.

9. **Date of Next Meeting.** Thursday, March 19, 2009.

The meeting adjourned at 6:30 p.m.

Prepared by Angela H. Reeves