

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, MARCH 20, 2008
7:00 P.M.
42 STREAM VIEW LANE**

Present: Bill Ronai
Andrew Shoup
Kurt Olson
Lara Moscatelli
David White
Gordon and Angela Reeves, Managers

1. **Establish Quorum and Approval of 01/16/08 and 02/12/08 Minutes.** Kurt made a motion to approve the January 16, 2008 and February 12, 2008 Minutes. Bill seconded the motion and it was unanimously approved.

2. **Architectural Control Committee Update.** After a short discussion the revised color samples for stucco, wood and window trim at Lot 39, Filing 3 were unanimously approved. Andrew agreed to write an approval letter to the owner.

Action Item: Andrew to write to L39, F3 owner.

Angela explained at a meeting on March 19, 2008 the MLM Board had not approved the house plans for Lot 12, F3, because it exceeded the 35 foot maximum height from lowest grade to highest ridge and the architect had been asked to amend the plans. As revised plans would be submitted the ACC would not review the plans further.

Angela explained the owner of L13, F3 had not initially responded to the October, 2007 letter from the Board regarding covenant violations. However, the owner did respond to Bill on his follow-up and the owner had expressed concern that he was being "picked on" and that he was not violating the covenants. The owner was concerned about other covenant violations in his cul-de-sac but Gordon confirmed the individual owners had all addressed those issues. It was agreed a letter should be written to the owner of L13, F3 again requesting that the lights be put on a timer or motion sensor and explaining that the association would take action if neighbors continued to complain about excessive lighting being left on overnight.

3. **Finance Report.** Angela said most items were running close to budget with Annual Meeting, Utilities and Fence Maintenance exceeding their line items. She said there were a few owners almost two quarters in arrears but no seriously delinquent accounts. It was agreed the 2008/09 budget, approved at the last meeting, would be mailed with the April 1, 2008 invoices.

After a short discussion it was agreed to proceed with the Davidson bid for replacing the perimeter fence subject to the Davidsons giving an estimate for the removal and disposal of the barb wire. Kurt agreed to place an ad in the Shopper for the old fence posts and Bill suggested contacting the local construction projects to see if they wanted the fence posts for retaining walls.

4. **Water Issues.** Bill said Water & San had completed their review of prior Years' revenues and expenses and had created a separated estimate of MLPC revenues and expenses from the rest of the District and prepared a 2008 budget. Bill said W&S had estimated a figure of \$1,127,096 for MLPC at the end of 2006 but because of the capital work done during 2007 on the Water Treatment Plant and the Pump Station the opening balance for 2008 was a negative balance of \$197,412. Bill explained that as there was outstanding work on the capital improvements it was anticipated that there would be a negative balance of \$527,478 by the end of 2008. As yet, W&S had not decided how they would finance that deficit.

Bill said there was a W&S District election on May 6, 2008 and that two MLPC residents were running for election. Bill asked board members to encourage as many eligible residents as possible to vote on May 6. Lara asked that a note be added to the April 1 invoices encouraging owners to vote in the election. Bill said he had the form to apply for an absentee ballot if eligible owners wished to vote by mail, a copy of which he has forward to the Managers.

Bill said there had been a lot of discussion regarding the fire suppression system although no decisions had been made at this time. Bill said he favored the less expensive tank option which would increase the size of the existing tank to 228,000 gallons and that the Fire District and W&S would both support that option. A dedicated pipeline would need to be installed from the Water Treatment Plant to the storage tank but the actual route had not been decided.

Bill suggested that once the project review had progressed further MLPC should arrange a series of Town Hall meetings to allow the W&S District and Fire Department to present the issues to the membership. In addition he suggested that representatives of the design engineer (Stantec) and the project manager should all be present to address concerns from the owners.

Angela agreed to draft a short letter to owners advising them that the review process for the fire suppression system was ongoing and that they would be advised of meeting dates in the near future.

5. **Washington Gulch / Elkton Yurt.** Bill said owners of land in Elkton were concerned about a multi-season commercial operation proposed by their neighbors. Bill said MLPC had written to the County asking to be copied on any Land Use Change application and said MLPC were concerned about parking at the trail head and adequate sewage disposal as a consequence of any commercial activity.

6. **Playground Committee**. Discussion was postponed until the snow melts off the tennis courts.

7. **Meridian Lake Meadows Update**. Nothing to report.

8. **Pristine Point**. Angela said owners in MLPC who had their roads plowed by the County should be extremely grateful this year. She said Pristine Point had spent a lot of money on snow clearing this season and their bank balances had been totally depleted.

14. **Date of Next Meeting**. It was agreed the next meeting would be held on Thursday, May 15, 2008.

The meeting adjourned at 8:55 p.m.

Prepared by Angela H. Reeves