

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, MAY 13, 2008
7:00 P.M.
42 STREAM VIEW LANE**

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

Scott Wimmer, CBFPD for item 2
Chuck McGinnis, F4, L1 for item 2

1. **Establish Quorum and Approval of 03/20/08 Minutes.** Kurt made a motion to approve the March 20, 2008 Minutes. Bill seconded the motion and it was unanimously approved. Angela said the following items had been approved by the Board since the previous meeting:

- a. March 26, 2008 letter to L13, F3
- b. March 30, 2008 letter to owners about W&S issues

Kurt made a motion to formally approve and have made part of the minutes the above mentioned decision. Bill seconded the motion and it was unanimously approved.

2. **Water Issues.** Scott Wimmer of the Crested Butte Fire Protection District joined the meeting to explain the history behind the requested upgrade to the fire suppression system. Scott explained insurance companies frequently call him for information about fire suppression systems in specific local areas. Generally the questions begin with distance from fire stations, distance from fire hydrants and then move onto pressure and ISO rating. Scott explained the ISO rating for MLPC is presently a 5 which is very good, however at the time the ISO tested the system they only tested one fire hydrant and that was in the lower part of the subdivision. If they had tested the fire hydrants on the higher land within the subdivision they would have failed and MLPC would have stayed at a 9 rating. Scott said the next inspection would probably not occur until 2014. However, he cautioned that if there was a house fire in MLPC the association, the fire district and the water district would all come under heavy criticism and possibly legal action for ignoring the need to upgrade the fire suppression system. Concern was expressed about the high cost of the upgrade to the fire suppression system and the fact that it was not needed for some parts of the subdivision. Bill explained that discussions and specifics of the proposed upgrade were being discussed with CBFPD and W&S but the work would not be conducted for at least a year and possibly longer. It was agreed that it would be helpful to have a representative of

CBFPD at the Annual meeting on July 2 and Bill agreed to follow up on that request. Scott and Chuck left the meeting.

Action Item: Bill to follow up with CBFPD

3. **Architectural Control Committee Update**. Angela said remodel plans had been submitted for L45, F2 but the ACC had not yet met to review the plans. Andrew agreed to contact the builder and arrange a meeting to discuss the plans.

Action Item: Andrew to contact builder of L45, F2 remodel.

Angela said Andrew Hadley had submitted slightly revised plans for L12, F3 to MLM and MLM were presently considering those plans. As soon as MLM made a decision the plans would be circulated to MLPC.

4. **Board Member Resignation**. Angela said Scott Desmarais had resigned from the board due to work commitments and Lara said David White had indicated he would be leaving the board and not running for re-election this year. Several names of Filing 1 and 2 owners were discussed and it was agreed those owners would be contacted to see if they would be interested in joining the board. It was generally agreed that if owners in Filing 1 or 2 could not join the board, then owners in Filing 3 would be approached.

Action Item: Board members and Managers to contact owners.

After a short discussion it was unanimously agreed that Bill would be President until the July 2008 board meeting when his successor would be appointed.

5. **Annual Meeting**. Andrew and Lara confirmed they would be running for re-election. The third vacancy would be Dave White's replacement.

Angela suggested a Mexican buffet for the Annual Meeting this year, using a local husband and wife team to do the catering. She anticipated the cost to be approximately \$500 for the food. This proposal was unanimously approved.

Action Item: Angela to co-ordinate catering for the Annual Meeting.

It was agreed the Annual Meeting documents would be mailed between May 23 and May 25 and would be finalized once it was known who from the fire district would attend the meeting and who would be filling the vacant positions on the board.

Action item: Angela to finalize Annual Meeting documents and mail.

6. **Finance Report.** Angela said there was not much to report as we were just 6 weeks into the new financial year. She said Doug Gorman was working on the 2007/08 tax return and would have a financial report to the board in the next few days. That financial report would be mailed to owners with the Annual Meeting documents.

7. **Washington Gulch / Elkton Yurt.** Angela said the association had received a copy of a letter from the Frame family to the County stating that they would not be proceeding with their plans for a commercial operation on their land at Elkton.

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

9. **Meridian Lake Meadows Update.** Angela said the Meadows would hold their Annual Meeting immediately prior to the MLPC Annual Meeting.

10. **Pristine Point.** Angela said Pristine Point would hold their Annual Meeting on July 1. She said Pristine Point had installed a new Private Road/No Trespassing sign at the entrance to the dam. She said the new sign warned people that illegally parked vehicles would be booted or towed.

11. **Date of Next Meeting.** It was agreed the next meeting would be held on Thursday, July 17, 2008.

The meeting adjourned at 9:20 p.m.

Prepared by Angela H. Reeves