

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
TUESDAY, SEPTEMBER 23, 2008
7:00 P.M.
42 STREAM VIEW LANE**

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

1. **Establish Quorum and Approval of 07/16/08 Minutes.** Kurt made a motion to approve the July 16, 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. Lot 18, F4 time extension granted for construction (3 years)
- b. Pay Mt. CB W&S staff costs associated with fire hydrant tests

2. **New Board and ACC Member.** Angela said Andrew Crossley of Filing 3 was under contract to sell his house and if the sale went through he would have to leave the Board. Lara suggested J.C. Leacock of Filing 3 to replace Andrew and after a short discussion it was agreed that Bill would contact J.C. and report back to the Board.

Action Item: Bill to contact J.C. Leacock

3. **Water Committee.** Bill said the Water Committee had met with Greg Woodward of Stantec and Bill Racek and Frank Glick of W&S on September 9, 2008. Bill said that meeting had identified an estimated \$150,000 charge which would actually be a benefit to the water district rather than just MLPC residents and Bill had drafted a letter to W&S requesting that a thorough review of the cost components of the pump station be undertaken and the costs divided between MLPC and the rest of the district where appropriate.

Bill said Chuck McGinnis and Bill Cavanagh had completed an extensive review of expenses of the water projects within MLPC and had identified that MLPC had a deficit of \$604,000 with the water district. Bill said he hoped some of the \$150,000 identified above would be deducted from the \$604,000. Bill explained the next W&S board meeting would be to discuss how to finance the deficit. Options were a new bond issue or for the water district to finance the deficit internally with MLPC owners repaying the district. He said W&S would be coming up with a number of options which they would propose to MLPC for our choice.

Andrew made a motion to send the letter as drafted to W&S immediately. Dave seconded the motion and it was unanimously approved.

Action Item: Angela to mail letter to W&S.

4. **Recycling Proposal**. Andrew Shoup as owner of Gothic Mountain Waste Solutions had submitted a proposal prior to the meeting and made a short presentation. Andrew said he had spoken to W&S about locating the segregated recycling container on the land next to the water treatment plant but was waiting for a final answer from them. Gordon reminded Andrew that once W&S gave their approval he would still need to run the proposal by Meridian Lake Meadows as they were actually the owners of the land which housed the water treatment plant. Gordon suggested that a fence be installed around the container and that possibly a new driveway be considered as W&S presently used the vacant land for their snow storage.

After a short discussion it was agreed that although the proposal was more expensive than the previous recycling program it was also considerably better. Bill suggested that owners be given an opportunity to comment on the new proposal. Andrew agreed to prepare a flyer to be sent to owners for inclusion with the October 1 invoices.

Action Item: Andrew to prepare a flyer and Angela to include with October 1 invoices.

5. **Architectural Control Committee**. Andrew had distributed an ACC Update prior to the meeting. After a short discussion it was unanimously agreed that the \$1,000 clean up deposit should be refunded to L60, F2. Andrew agreed to write a letter to accompany the check.

Action Item: Refund \$1,000 to L60, F2.

Angela said two complaints had been received about the damaged metal blue roof on L14, F4. After a short discussion it was agreed that Kurt would contact the owner to find out if he already had a plan for repair or replacement of the roof.

Action Item: Kurt to contact owner of L14, F4.

Andrew said the ACC recommended approval of the remodel colors and materials for L1, F2. After a short discussion it was unanimously agreed that the approval letter should be mailed.

Action Item: Angela to mail approval letter.

Angela said complaints had been received about the number of trailers in the subdivision. Bill asked Angela to prepare letters, similar to those previously used, and mail them to the owners who were in violation of the Covenants.

Action Item: Angela to prepare Covenant violation letters.

6. **Finance Report.** Angela reported the association was almost at the half way point of the financial year and that expenses were generally in line with the budget. She said weed control had not required the additional \$1,000 allocated in the capital reserve budget and Dave said that the subdivision was looking good and after three years it appeared as if the weed problem was mostly under control. Angela said \$6,574 had been spent on new fencing and the main reason why it was less than the budgeted \$9,000 was because the association did not have to pay for removal of the old fence posts. Kurt said he had retained twelve of the best, round, old fence posts and said they should be placed at intervals along the fence line to add additional support. As there was still money in the budget it was unanimously agreed that Angela should contact Trapper to find out the cost of installing the additional posts.

Action Item: Angela to contact Trapper about fence.

Angela said \$1,280 had been spent on street sign repair and replacement of posts that were damaged during the winter. She said \$806 had been spent on the shed which had been delivered and would be installed at the earliest opportunity.

Angela said \$2,500 was held in the Clean Up Deposit account but the owner had actually sold that lot. It was unanimously agreed that the \$2,500 should be refunded to the owner.

Action Item: Angela to refund \$2,500 to Nolan.

7. **Playground Committee.** Angela said an owner had requested that David Leinsdorf review the possibility of replatting the open space at the tennis courts to allow a new residential lot to be sold and the sale funds being used to build a new tennis court. Angela said after four years Glacier Lily had just completed a similar replat although they had actually had a clubhouse/apartment on the land already. Angela further said that David Leinsdorf had indicated that even one voice of opposition would very likely sway the County to deny replatting. After discussion it was agreed that the board did not support engaging David Leinsdorf to make that review as several owners in the immediate area of the tennis courts had voiced opposition.

Kurt asked for approval to fill and repair the cracks and holes that had appeared on the unused courts 3 and 4. After a short discussion it was unanimously agreed that Kurt should obtain an estimate of the cost and report back to the board.

Kurt suggested that courts 3 and 4 should be fenced off from the other two courts, the surface left in place and a basic children's play area built which would be appropriate for the hard surface. Lara suggested a sand volley ball pit being installed in one corner. These proposals received enthusiastic support and the Playground Committee agreed to obtain pricing and report back to the Board.

8. **Meridian Lake Meadows Update**. Angela said two houses and one vacant lot were under contract and due to close within a couple of days. Bill said there was nothing further to report.

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

10. **Date of Next Meeting**. Thursday, November 20, 2008.

The meeting adjourned at 9:10 p.m.

Prepared by Angela H. Reeves