

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
MONDAY, NOVEMBER 10, 2008  
7:00 P.M.  
42 STREAM VIEW LANE**

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

1. **Establish Quorum and Approval of 09/23/08 Minutes.** Lara made a motion to approve the September 23, 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. The Board had accepted Option 2 proposed by W&S for the flow meter.
- b. JC Leacock joined the Board.

2. **Water Committee.** Bill said the Crested Butte Fire Protection District (CBFPD) had tested fire hydrants throughout the subdivision and the Water Committee had met with them to discuss the findings. Bill said the Water Committee had some questions regarding the methodology used in testing the hydrants. During the course of this discussion it came to light that the CBFPD had neglected to convert the fire flows calculated using the 2" opening on the hydrants to that which would flow when the 5" opening is used in fighting a fire. According to Ric Ems the conversion results in at least a two times increase in flows. According to some members of the Water Committee who have engineering backgrounds, the conversion is more on the order of three or four times. Consequently, it would appear that the fire flows throughout the subdivision are either in excess of the 2003 International Fire Code or within reasonable approximation of the standard. Regardless, the fire flows appear to be in excess of the requirement in place at the time the subdivision was created and approved by the CBFPD, which our legal counsels advises, is the operative fire flow level. The CBFPD had also failed to convert the fire flows provided to the MLPC board in June 2006, the results of which formed the basis for the MLPC Board's concern about health and safety issues regarding the fire suppression system and led to the request for the MCBW&S to undertake design of improvements. In order to obtain an independent, verifiable assessment of the fire flows, the Committee asked Schmueser Gordon Meyer (SGM) to review the methodology and information gathered. Bill said the Committee was waiting for a proposal from SGM. It was generally agreed that hiring SGM to act as the MLPC independent engineer was necessary as it could provide answers to many of the questions and also save MLPC considerable disruption and a large amount of money in the future. Concern was expressed that due to the misinformation from CBFPD over the past few years MLPC

had spent large amounts of money and caused concern throughout the neighborhood. It was agreed that the Board would review the matter again once information was received from SGM.

Bill explained the Water Committee had met with Stantec and Water & San to obtain a better understanding of the work completed at the pump station. Bill said Stantec estimated \$160,000 had been spent on repairs and improvements to the dam during the course of the work on the pump station. The Board agreed that MLPC should only be responsible for a portion of that \$160,000 as the dam was a benefit to the entire water district and not part of the MLPC stand alone system. The Water Committee will request a thorough review of costs associated with the dam to determine which costs are not solely for the account of MLPC.

Bill said Roger Cram of the Water Committee had been asked to draft a newsletter to be circulated to owners with the January invoices.

**Action Item: Angela to mail newsletter with January invoices.**

3. **Recycling Proposal**. Angela said 13 owners had called or emailed to object to the recycling proposal. She explained those owners were in favor of recycling but they were willing to continue to take recycling to Gunnison if curbside pick up was not available. Andrew Shoup of Gothic Mountain Waste Solutions said curb side pickup in MLPC was not financially viable and Angela said Waste Management had initially sounded interest in resuming curb side recycling but had not put forward a proposal. Andrew said collection from the containers could be reduced to monthly or quarterly which would reduce the cost. After discussion it was agreed that recycling would be placed on hold for the time being.

4. **Architectural Control Committee**. After discussion it was agreed that water was collecting at the base of the F3, L49 driveway and Gordon and Angela agreed to contact Allan Moores, Dean Kooiman or AJ Leonard to get the issue resolved.

**Action Item: Managers to contact contractors on F3, L49.**

Andrew said the owner of F1, L7 had submitted plans to change the pitch on the roof which would raise it by 5 feet. Andrew explained the change would make snow shed easier from the roof and would also be better for the solar panels they eventually wanted to add to the roof. Andrew said the change would take the building from 21 feet to 26 feet and that one neighbor had expressed concern about damage to their view corridor. Discussion followed and it was agreed that the finished height of the house would still only be 26 feet, well within the regulations and that the work being carried out represented an improvement in the external appearance. Four Board members voted in favor of approving the change in pitch and one Board member abstained. Andrew was asked to write an approval letter so that the owner could obtain a building permit from the County.

**Action Item: Andrew to write approval letter to change roof pitch on F1, L7.**

Angela said very basic preliminary plans had been submitted for F2, L32 and the owner was seeking approval of the design concept. The Board expressed concern at the request because the plans did not provide sufficient information for a review. Angela was asked to request more detailed information from the owner before the Board would commence the review.

**Action Item: Angela to contact F2, L32 contractor.**

It was agreed that no follow-up on covenant violation was presently required.

As Kurt was not present at the meeting it was agreed that discussion of the F4, L14 roof would be discussed at the next meeting.

Angela said the owners of F4, L16 had requested refund of their \$2,000 security deposit. She said Alpengardener had prepared and seeded the lot but planting of the trees would occur in the Spring. It was unanimously agreed that the \$2,000 deposit should be refunded and Andrew agreed to write a letter.

**Action Item: Refund \$2,000 security deposit to F4, L16.**

5. **Finance Report**. Angela said the association expenses were generally in line with the budget. She said trash pickup was running a little high which was probably due to the fuel surcharges during the summer. Angela explained Trapper had completed modification of the new perimeter fence and the cost was approximately \$580 and that the new shed was erected on the tennis courts. She said both those costs had been paid from Capital Reserve. Due to the current financial climate it was agreed that dues should remain the same for 2009/10 even if money from the Operating Reserve had to be used to cover general operating expenses.

**Action Item: Angela to prepare a draft 2009/10 Budget for the January meeting.**

6. **Recreation Committee**. Angela said Kurt had been making repairs to the unused Courts 3 and 4 and had ordered a small amount of product recommended for filling in cracks. Angela said he would fill the cracks with sand and then apply the product to the top surface. Kurt would continue repair in the spring.

Gordon had obtained samples of a product called Versacourt which was a plastic shock-absorbing playing surface which could be retrofitted over existing tennis court surfaces. However, Gordon cautioned that the cost of the Do-It-Yourself Versacourt for two tennis courts was approximately \$55,000.

7. **Washington Gulch Winter Travel Group**. Angela said Chuck McGinnis was the MLPC representative on the Washington Gulch Winter Travel Group and had asked if anyone else would be interested in replacing him. It was agreed that the MLPC involvement mainly focused on parking at the trailhead. JC said he might be interested in attending the meetings and agreed to speak with Chuck McGinnis to find out more information.

**Action Item: JC to contact Chuck McGinnis.**

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

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

10. **Board Membership**. It was agreed that prior to the annual meeting a notice would be mailed owners giving them an opportunity to nominate themselves for a position on the Board.

11. **Date of Next Meeting**. Thursday, January 15, 2009.

The meeting adjourned at 8:40 p.m.

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Prepared by Angela H. Reeves