

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
TUESDAY, JULY 5, 2011 – 4:15 P.M.
QUEEN OF ALL SAINTS
CRESTED BUTTE, CO 81224

Curt Wilker, President, called the meeting to order at 4:15 p.m. Angela Reeves, Manager of the Association confirmed that notice of meeting had been mailed on May 26, 2011.

Roll Call/Establish Quorum

Members Present in Person:

Gordon and Angela Reeves	Lot 1 and Managers
John Garrett and Donna Seligman	Lot 31
Curt Wilker	Lot 40
Bill and Anne Ronai	Lots 42 and 43
Jack Lawrence	Lot 46
Joe and Beth Hise	Lot 49
Sam and Rhonda Ganz	Lot 50
Don and Teresa Guzzetta	Lot 52
Gary and Fran Rainwater	Lot 55 and 56

Proxy received for:

Robert Corn	Lot 3
Danny and Barb Myers	Lot 6
Gary and Suzanne Wullschlager	Lots 7 and 8
John and Kristen Ridilla	Lot 22
Chris & Sara Morgan	Lot 23
H. Bradley Kahn	Lot 25
Douglas and Teresa Haack	Lot 28
Mark and Terri Dennis	Lot 32
Sam and Molly Nay	Lot 33
Greg Kampf	Lot 38
Jim and Susan Maclean	Lot 44
Ron and Eleanor Jones	Lot 47
Dave and Desiree Miller	Lot 51
Gordon Gluckman	Lot 53
Ron and Ruth Baker	Lot 54

27 owners (48%) were represented at the meeting.

Reading and approval of past minutes

Sam Ganz made a motion to approve the July 1, 2010 meeting minutes as mailed. Joe Hise seconded the motion and it was unanimously approved.

Reports

Curt Wilker said there was one house under construction and no new house plans had been submitted.

Curt said there had been one sale in 2011 of a vacant lot for \$200,000 and there were 4 homes and 6 vacant lots for sale. Curt explained one home and one vacant lot were in foreclosure.

Curt said one of the daughters of Paul and Lara Moscatelli of Filing 2 had been injured in a boating accident. After a short discussion Theresa Guzzetta made a motion to donate \$500 to the family. Beth Hise seconded the motion and it was unanimously approved.

Angela Reeves said the only lots in arrears on dues were those going through the lengthy foreclosure process.

Financial Report and Ratification of the 2010 Budget

Angela Reeves said Doug Gorman, the Association's accountant, had prepared the end of year financial documents. Angela explained 2010 expenses were \$1,665 below budget and dues for 2011 had been kept at the same level as 2010.

Sam Ganz made a motion to ratify the 2011 Budget. Donna Seligman seconded the motion and it was unanimously approved.

Election of Board of Directors

Angela Reeves explained that Sam Ganz and Curt Wilker had completed their terms and had both expressed a willingness to run for additional terms. As there were no further nominations, Joe Hise made a motion to elect Sam Ganz and Curt Wilker for an additional three year term. Bill Ronai seconded the motion and it was unanimously approved.

New Business

Joe Hise said the road surface on Meadow Drive was once again breaking up and asked if the County would be making repairs. Bill Ronai said the County budget was stretched as there had been significant damage on all roads, including Washington Gulch. Angela Reeves said they would contact the County.

The meeting adjourned at 4:35 p.m.

Approved by: Curt Wilker, President