

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
TUESDAY, JULY 7, 2009 – 4:45 P.M.
QUEEN OF ALL SAINTS
CRESTED BUTTE, CO 81224

Curt Wilker, President, called the meeting to order at 4:55 p.m. Angela Reeves, Manager of the Association confirmed that notice of meeting had been mailed on May 29, 2009.

Roll Call/Establish Quorum

Members Present in Person:

Gordon and Angela Reeves	Lot 1 and Managers
John Garrett and Donna Seligman	Lot 31
Sam and Molly Nay	Lot 33
Curt and Pam Wilker	Lot 40
Bill and Anne Ronai	Lots 42 and 43
Jim and Susan Maclean	Lot 44
Jack and Tammie Lawrence	Lot 46
Sam and Rhonda Ganz	Lot 50
Don and Teresa Guzzetta	Lot 52
Ron and Ruth Baker	Lot 54
Gary and Fran Rainwater	Lot 55 and 56

Proxy received for:

Gary and Suzanne Wullschlager	Lots 7 and 8
Bush Properties LLC	Lot 17
Stephen Schwartz	Lot 18
John and Ann Schwab	Lot 20
Mark Carlson	Lot 21
John and Kirsten Ridilla	Lot 22
Michael and Ellen Levitt	Lot 24
H. Bradley Kahn	Lot 25
Douglas and Teresa Haack	Lot 28
John and Kay McNett	Lot 41
Ron and Ellie Jones	Lot 47
Stephen and Mary Sallman	Lot 48

26 owners (46%) were represented at the meeting.

Reading and approval of past minutes

Sam Ganz made a motion to approve the July 2, 2008 meeting minutes as mailed. Bill Ronai seconded the motion and it was unanimously approved.

Reports

Curt Wilker introduced Jack Lawrence who had replaced Andrew Crossley on the board when Andrew sold his house in September.

Curt Wilker said that the substantive reports which impacted the entire area would be discussed at the MLPC annual meeting which was due to start at 5:30 p.m.

Curt said there was no new construction. He said there had been two house sales and one vacant lot sale during the past year.

Financial Report and Ratification of the 2009 Budget

Angela Reeves said Doug Gorman, the Association's accountant, had prepared the end of year financial documents. Angela explained the association finished the year with a reserve larger than the board thought the association needed and the board had proposed a \$50 reduction in dues. Angela said the 2009 expenses exceeded income and dues would continue at the present level until the surplus funds were at a level deemed by the Board to be appropriate to the level of operating expenses.

Sam Ganz made a motion to ratify the 2009 Budget. Bill Ronai seconded the motion and it was unanimously approved.

Election of Board of Directors

Angela Reeves explained that Gary Rainwater had completed his term and had expressed a willingness to run for an additional term. As there were no further nominations, Sam made a motion to elect Gary Rainwater for an additional three year term. Pam Wilker seconded the motion and it was unanimously approved.

New Business

Gary Rainwater explained Winter Cress, a mustard, was spreading quickly through the valley and encouraged owners to pull the weed. He reminded owners that all noxious weeds must be bagged to avoid the seeds being blown around the neighborhood.

The meeting adjourned at 5:05 p.m. after a motion made by Bill Ronai, seconded by Tammie Lawrence was unanimously approved.

Approved by: Curt Wilker, President