

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY, NOVEMBER 5, 2007
643 MEADOW LANE, CRESTED BUTTE, CO 81224

The meeting was called to order by Bill Ronai at 7:35 p.m.

The following people were present:

Bill Ronai
Curt Wilker
Gary Rainwater
Andrew Crossley
Gordon & Angela Reeves, Toad Property Management

Gary made a motion to approve the July 9, 2007 minutes as distributed. Curt seconded the motion and it was unanimously approved.

Curt explained the reason for calling the meeting was to review the process for submission and consideration of house plans. Gordon explained that a recent poor submission had made the review process difficult and suggested that in the future incomplete submissions would be rejected by the Board.

After a short discussion it was agreed that the Managers would check all submissions and only pass them to the Board when complete. Bill stressed that it was important to adhere to the Covenants and Design Guidelines for all submissions. Gordon suggested that a board review meeting be called whenever a full submission of plans had been received so that board members could fully discuss the plans and either approve or disapprove the plans.

Bill asked the Managers to remind Don Theriot that by early January he needed to submit one full set of detailed plans which addressed the Board's earlier concerns as requested in the approval letter.

Gordon explained that it was not possible for an owner to submit a small sample of reclaimed siding and accurately show what the finished house would look like. After discussion, Bill made the motion to amend the Design Guidelines to say that reclaimed wood was prohibited due to the inability to control consistency of color and texture throughout the project. Gary seconded the motion and it was unanimously approved.

Bill expressed concern that the wording in the Design Guidelines did not adequately reflect the feeling of the Board. Bill made the motion to amend Sections 4.3 and 4.5 of the Design Guidelines to state that all corrugated metal roofing and all corrugated metal siding was banned.

Curt expressed concern that the Design Guidelines did not state how long a house approval lasted before construction was commenced. After discussion Curt made the motion to amend Section 2.6 of the Design Guidelines to state that construction must commence within 2 years of approval being granted or the approval would become null and void and new plans would be required and a new approval process commenced. Gary seconded the motion and it was unanimously approved.

Gary expressed concern about noxious weeds and said that he and some concerned citizens wanted to form a Noxious Weed Committee with MLM. After discussion it was agreed that Gary would send a letter to all owners in the Spring requesting that they remove or hire someone to remove all noxious weeds from their land by August 1 when the Noxious Weed Committee would make an inspection. Bill asked that the letter reference the weed management program that MLPC was conducting. Gordon expressed concern that the Toad Flax and Thistle did not appear until after August 1 and said they were more difficult to remove. Gary agreed to write to MLPC asking them to increase their weed management budget to take account of the Toad Flax as well as the daisies. Gary said his letter would explain to owners that if they did not remove noxious weeds from their land the Noxious Weed Committee would go onto the land, pull the weeds, charge the owner for the hours and then donate the money to a local charity such as the Crested Butte Land Trust or the Wildflower Festival.

Curt asked if Christmas lights could be placed on the trees at the MLM sign. After a short discussion it was agreed that the Managers would decorate the trees and the sign.

Bill expressed concern about the back up generator at the W&S treatment plant which had been placed in a different location from the original plans and was not hidden by the small trees planted by W&S. The Managers agreed to write to W&S and also attend the next W&S meeting.

Bill expressed concern about the exterior lights at the Kelly house which had light bulbs extending below the light fitting. Gordon expressed concern that topsoil had been placed on the disturbed land close to the house but nothing had been placed on the bank which faced Washington Gulch Road. Andrew agreed to speak to Sean Kelly about both issues so they could be corrected prior to the Kellys' requesting the return of their security deposit.

Bill suggested holding quarterly board meetings to discuss general association business in addition to any meetings scheduled for the review of plans. Angela agreed to email possible dates to the Board. Bill suggested holding a budget meeting on Wednesday, December 12. Curt suggested holding the meeting at his house and including partners with everyone providing appetizers and this was unanimously agreed.

The meeting adjourned at 9:00 p.m.