

Meridian Lake Meadows Owners Association, Inc.
Annual Homeowners Meeting
Tuesday, July 5, 2005 – 5:30 p.m.
Crested Butte Community School
Crested Butte, Colorado

Curt Wilker, Vice President, called the meeting to order at 5:40 p.m. and explained that Bill Ronai, President, was presently working in Norway.

Angela Reeves, Manager of the Association confirmed that the notice of meeting had been mailed on May 27, 2005.

Roll Call/Establish Quorum

Members Present in Person:

Gordon and Angela Reeves	Lot 1 and Managers
Jonathan Leacock and Kriste Lyon	Lot 5
Charles Tutor	Lot 16
James and Nancy Dahlgren	Lot 29
Sam and Molly Nay	Lot 33
Curt Wilker	Lot 40
Anne Ronai	Lots 42 and 43
Tammara Lawrence	Lot 46
Ronald and Eleanor Jones	Lot 47
Sam and Rhonda Ganz	Lot 50
Gary and Fran Rainwater	Lot 55

Board of Directors proxy for:

Robert Corn	Lot 4
Sarah & Scott Green	Lot 9
Craig Libby	Lot 17
Stephen Schwartz	Lot 18
John and Ann Schwab	Lot 20
Mark Carlson	Lot 21
John and Kirsten Ridilla	Lot 22
Chris Morgan	Lot 23
Michael and Ellen Levitt	Lot 24
Bradley Kahn	Lot 25
Douglas and Teresa Haack	Lot 28
Matthew and Leah Whiting	Lot 32
Christine Fiala	Lot 35
Mike and Dianne Lind	Lot 36
Greg Kampf	Lot 38
Peter and Margaret Kennel	Lot 48

Diane Aronovic	Lot 51
Don and Teresa Guzzetta	Lot 52
Gordon Gluckman and Julie Holland	Lot 53
David and Lori Vandervelde	Lot 54
Kevin Meehan	Lot 56

33 owners (59%) were represented at the meeting.

Reading and approval of past minutes

Sam Ganz moved to approve the July 6, 2004 meeting minutes as mailed. Sam Nay seconded and it was unanimously approved.

Reports

Curt Wilker, Vice President of the Association said the sale of the ski area had caused increased activity in the real estate market. He said there were four homes under construction and three homes had received their COs since last year's meeting and one set of house plans were presently being reviewed by the Board. Curt said five vacant lots had sold within the past year with prices ranging from \$204,000 to \$420,000. He said there were 4 homes listed for sale and two had just gone under contract.

Curt said Meridian Lake Park Corporation had received complaints about covenant violations and the MLPC Board had been very active in resolving these issues. He said a couple of homes in the Meadows had been asked to remove trailers and snowmobiles and had responded very promptly. Curt said roaming dogs had also been an issue in one part of the Meadows but again the owners had responded very promptly to a request to contain their dogs on their lots. Curt thanked everyone for responding promptly to these requests. He said that as the Meadows becomes more built-out it would become increasingly important for owners to act as good neighbors and be sensitive to outside storage, dogs and parking.

Angela Reeves as Manager of the Association gave a brief update. She said the heavy snow year had taken its toll on the perimeter fencing and encouraged owners to join the MLPC workday on July 13. She said the workday would consist of repairing the fence to keep the cattle out and general clean-up and weed pulling, if the weather permitted. She said the Gunnison County weed specialist had confirmed the existence of three types of noxious weed in the subdivision and said the specialist would be attending the MLPC meeting the following day to give details of the exact appearance of these weeds and how to remove them. In response to questions raised, Angela explained a new fence was being presently installed by Montrose Fence around part of the perimeter of Pristine Point so that the cows could not enter the subdivision from the Forest Service road. She said the second area of fencing identified by Montrose Fence as needing attention in the future was the stretch from the Schaffers house (by the barn on Washington Gulch) up to the top corner by the Ronai house in Filing 3. She said the perimeter fence of the Meadows needed attention but if enough owners attended the workday it would be easy to repair

that section. Anne Ronai said Allen Ranches had been out repairing the sections of fence that they were responsible for.

Angela said the annual BBQ/Potluck would be held on July 9 and encouraged owners to advise her of their attendance so that a rough calculation of numbers would be available.

Angela said the dues for the Meadows had been \$100 per year, per lot, since January 2003. She said prior to that date the dues had been \$275 per lot but as a surplus had been built up it had been decided to reduce the dues and draw down on the capital reserve. However, only 49% of the operating expenses were being covered by the dues and an increase in dues for 2006 would be necessary. Angela said the Board would be discussing this at their future meetings and owners would be notified of the dues increase towards the end of 2005.

Angela said a major expense of the Association was snowplowing. She said Castle Rock Court was the remaining private street in the Meadows. Angela explained that the County would not take over snowplowing and maintenance of Castle Rock Court in 2005 because there was only one home completed and one under construction. As the second home in Castle Rock Court was now occupied and had received its Certificate of Occupancy she said they would continue their requests to the County for them to take over maintenance as that would make a significant difference in the Meadows Budget. Angela said the County would probably ask for maintenance to be completed on that road prior to taking control of it but \$1,500 was in the 2005 Budget for such a request.

Angela said that despite the line item for snowplowing being substantially over budget the Association was presently at 44% of the 2005 budget as every other line item was either running to budget or under budget.

Election of Board of Directors

Curt Wilker said he and Sam Ganz were running for re-election and asked if anyone would like to put their names forward for a position on the Board. As no other owners wanted to volunteer for those positions Sam Nay made a motion for Curt Wilker and Sam Ganz to be elected for three year terms. Charles Tutor seconded the motion and it was unanimously approved.

Capital Improvement Project

Curt Wilker said the gas line had been completed in 2004 in all areas except for the crossing over the Dam which required a permit from the State. He said the permit had been issued but with very strict restrictions. Curt said work had started today on completing the gas line across the Dam.

Curt said 18 people had tied-in to the gas line and an additional 15 people had contacted Atmos to request connection in the near future. Curt reminded owners they were responsible for hiring a contractor to dig the trench before the gas company put in the

line. He suggested that owners contact Marty Evans in Filing 4 as he was trying to group people together so that a contractor would give a more competitive price for the job. Curt said Atmos would be in the area late July and again in late August and interested owners should sign up with Atmos if they had not already done so.

Curt said the preparation work for the paving of Washington Gulch was underway and over the next couple of weeks the County would shape the road, pull the top layer off, apply old asphalt and then chip and seal the surface. The work should be completed by the end of July. Curt said the County Commissioners had met and approved the vote of the previous Board of County Commissioners and the new Board had committed to paving the interior roads in 2006 unless any unforeseen emergencies changed their priorities. Curt suggested that owners wait to pave their driveways until the County had completed their paving as some road widths would alter.

Curt said the capital improvement work was favorable to budget and when the work was completed this summer he anticipated \$250,000 remaining in the budget for the interior road paving which would be sufficient to complete the work.

Curt said high speed internet was available through Qwest as they had provided 36 lines and more would be available if more owners requested them.

Entrance Sign to Meridian Lake Meadows

Curt Wilker said they had received some complaints about the entrance sign which was cracking and some owners had expressed an opinion that it was more in keeping with a marketing sign for the developer. Ellie Jones and Fran Rainwater both said they liked the sign and thought it could be repaired in the future but should be left until maintenance was necessary. After a short discussion it was agreed to leave the sign as it is.

Amendments to MLM Design Guidelines

Gordon Reeves said both the Meadows and MLPC had revised their Design Guidelines and encouraged owners to review them on the website.

Gordon said there were three changes to the Meadows Design Guidelines. The first related to the hiring of an external architect to review plans. He said this was extremely useful, especially in the measuring of homes to ensure they complied with the 35 foot maximum height in the Meadows instead of the more lenient County formula for measuring height. Gordon said the second change was for an owner to notify the Board when they had completed framing. This provision was to ensure that the house was being built according to plans and the Board had the right to request that any work differing from the original plans be returned to its approved specifications. The third revision was regarding exterior finishes. He said the use of vinyl, aluminum and corrugated metal was prohibited.

Gordon said numerous changes had been made to the MLPC Design Guidelines in December, 2004 and encouraged owners planning on building soon to review them carefully. He said local architects had received copies of the new document but encouraged owners to direct their architects to him if they had questions or wanted a copy of the document. Gordon reminded everyone that the strictest guideline was the controlling guideline and it was therefore important to review both sets of guidelines. Curt said two members of the MLPC Board had put considerable time and effort into revising the guidelines.

New Business

There were no new items.

The meeting adjourned at 6:25 p.m. after a motion made by Gary Rainwater, seconded by Sam Nay and unanimously approved.

Approved by: Curt Wilker, Vice President