

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

TUESDAY, DECEMBER 27, 2005

42 STREAM VIEW LANE, MERIDIAN LAKE MEADOWS

The meeting was called to order by Bill Ronai at 3:35 p.m.

The following people were present:

Bill Ronai
Sam Ganz
Curt Wilker
Tammie Lawrence
Gary Rainwater
Angela Reeves, Toad Property Management

Bill welcomed Gary to the Board and explained he was replacing Charles Tutor for the unfinished term.

A motion was made by Gary to accept the minutes of July 5, 2005 as distributed. Sam seconded the motion and it was unanimously approved.

A motion was made and unanimously approved to accept the 2006 Budget with dues of \$200 per lot.

Bill explained that Rules and Regulations had been written in accordance with Senate Bill 100 and distributed prior to the meeting. Sam made the motion to accept the Rules and Regulations. Tammie seconded the motion and it was unanimously approved.

After a short discussion it was agreed that the January 1, 2006 mailing would include a letter from Bill regarding the increase in dues, the Rules and Regulations, the Public Disclosure notice, July 5, 2005 Annual Homeowners Meeting Minutes and the 2006 Budget showing the 2004 and 2005 actual figures.

Bill said Nancy Essex, the Association's attorney, had written to Joanne Williams, Director of Planning, regarding the continued use of 14 Redstone Cove as a bed and breakfast operation in violation of both the MLM Covenants and the Land Use Resolution. As yet, no response had been received from Joanne Williams. It was agreed that Angela and Bill would research a daily fine and notify the Board of their findings by e-mail.

Lot 39 had submitted revised plans. As there were several areas of concern it was agreed that a meeting with David Leinsdorf should be arranged and input from neighbors would be sought.

Bill said 16 people would be attending the MLM Party the following evening. Angela said a lot of owners had sent their apologies as they would not be in the area.

It was unanimously agreed that Bill and Gary would review the Design Guidelines and approach the Board with their suggested revisions. Areas of concern included building height, neighbor's views, outside lighting, size of house relative to lot size and design in harmony with environs.

It was agreed that the Annual Meeting and Board Meeting would be Thursday, July 6, 2006.

The meeting adjourned at 4:30 p.m.

Prepared by Angela H. Reeves