

**MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, JULY 5, 2005
CRESTED BUTTE COMMUNITY SCHOOL
CRESTED BUTTE, COLORADO**

The meeting was called to order by Curt Wilker at 6:30 p.m.

The following people were present:

Sam Ganz
Curt Wilker
Charles Tutor
Tammie Lawrence
Gordon Reeves, Toad Property Management
Angela Reeves, Toad Property Management

A motion was made and unanimously approved to accept the minutes of the previous meeting as distributed.

Review of Leacock Plans (Lot 5)

After a brief discussion it was agreed the revised plans submitted on June 29, 2005 by Leacock were in substantial compliance with the Covenants. Curt made a motion to approve the Leacock plans as submitted on June 29, 2005. Tammie seconded the motion and it was unanimously approved. Charles asked that the Leacocks be told of the approval of the plans before they left the meeting and it was agreed that Bill would write the approval letter. Curt suggested the Leacocks speak to Jack and Kay McNett as they had used the same decking material as the Leacocks were proposing but were not happy with the durability of the product.

Bylaw Revision

Sam said the Bylaws were outdated and suggested that when Gary Rainwater joined the community full-time in October he should be asked to assist in a rewrite. Angela said a recent Senate Bill regarding homeowners associations required substantial work and all association documents, including Board Minutes, would have to be added to the website. She suggested further review of the Senate Bill was necessary to know what changes should be incorporated into the Bylaws.

2006 Budget

Charles suggested 2006 annual dues be increased to \$200 per lot. After a short discussion it was agreed that no decision would be made regarding dues until it was clear if the County would accept Castle Rock Court so that no snowplowing costs would be

incurred in 2006. If snowplowing was removed entirely from the budget it may be possible to just increase dues to \$150. However, this required further discussion.

Election of Officers

After a brief discussion the following officers were nominated by Sam, seconded by Charles and unanimously approved:

President	Bill Ronai
Vice President	Curt Wilker
Secretary/Treasurer	Tammie Lawrence

The meeting adjourned at 6:40 p.m.

Curt Wilker, Vice President