

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, SEPTEMBER 20, 2007
7:00 P.M.
42 STREAM VIEW LANE**

Present: Bill Ronai
Scott Desmarais
Lara Moscatelli
David White
Kurt Olson
Gordon and Angela Reeves, Managers

1. **Establish Quorum and Approval of 07/19/07 Minutes.** Bill made a motion to approve the 07/19/07 minutes as distributed. Lara seconded the motion and it was unanimously approved. Angela said the following items had been approved by the Board since the previous meeting:

L17 F1 security deposit refund
L19 F2 berm placement
Dog letter distributed to all owners
L52 F2 security deposit refund

Bill made a motion to formally approve and have made part of the minutes the above mentioned decisions. Lara seconded the motion and it was unanimously approved.

2. **Architectural Control Committee Update.** Kurt gave a brief update on current construction projects. Bill expressed concern that L14, F3 exterior lights were using long bulbs instead of the shorter bulbs requested in their approval letter. It was agreed that the cleanup deposit would not be refunded until the exterior light bulbs were corrected.

Kurt delivered a site plan for L39, F3 and the board agreed that the new plan was in accordance with the Design Guidelines. However, after reviewing the house plans for L39, F3, Scott agreed to write to the owner requesting the following information:

- i. Exterior lighting must be shown on the plans and photographs of exterior lights must be provided to the Board.
- ii. Specifications of the fireplace must be received.
- iii. Measurements and square footage must be shown on the plans of the house and garage.
- iv. Floor plans for the second floor of the garage must be provided.

Bill said MLM had passed the plans to Alicia Lypps for review and that subject to her review, the MLM Board might be prepared to issue approval for the construction of the

foundation without having all the finish details addressed but the owner would have to indemnify the association.

Scott agreed to write to the owner and request the additional information. However, it was unanimously agreed that approval for construction would not be given until a full submission had been received and the square footage confirmed. From the initial square footage calculations it appears that a sprinkler system would be required.

ACTION ITEM: Scott to write to L39, F3 owner.

After a short discussion it was agreed that owners could continue to request approval for a fence on their lot but it was felt that it was not necessary to change the current regulations.

It was agreed that the Design Guidelines outline the procedure to apply for berms and fences and that it was not necessary to make any changes at the present time.

After a short discussion it was agreed that plans for new construction would not be shared with neighbors unless a variance from the Board was required.

Scott agreed to contact Andrew Shoup and remind him of the need to write to the L13, F3 owner regarding the number of vehicles parked on his lot. It was also agreed that as exterior lights were continually being left on at night, the owner would be requested to install motion detector lights.

ACTION ITEM: Andrew S to write to L13, F3 owner about vehicles and lights.

Bill asked when the owner of L26, F3 would be bringing his exterior lights into compliance with the covenants. Angela said the owner had indicated that the exterior lights would be changed prior to obtaining a Certificate of Occupancy.

3. **Finance Report.** Angela said the association was approximately half way through the financial year and there were no areas of concern. Scott asked the Managers to obtain a price for replacing the perimeter fence on the eastern side of the subdivision and the cost of installing a cattle guard on Washington Gulch, close to the Schaffer barn.

ACTION ITEM: Gordon and Angela to obtain price for fencing and cattle guard.

4. **Road Signs.** Lara and Dave presented information regarding street signs made from recycled plastic. It was agreed that Board members would study the company's website and inspect samples. If the product was attractive and longevity concerns were adequately addressed it was agreed that the signs would be ordered.

**ACTION ITEM: Board members to review website:
www.woodproductsigns.com**

5. **Water Issues.** It was unanimously agreed that the association would continue to work with Mark Hamilton as their water attorney after his move to Holland & Hart.

Bill said the Water Treatment Plan was undergoing the final testing and would be within the \$718,000 budget.

Bill said the Pump Station would be over budget due to the State mandating additional work.

Bill explained that those two projects would put the Association in debt to the District and the District would probably charge MLPC interest until a bond or some other long term financing could be obtained by the District. Bill explained the District were presently considering the benefits of MLPC becoming a sub-district and said that would be discussed at the October 9 District meeting.

6. **Playground Committee.** It was agreed this matter would be carried forward to the next meeting.

7. **Meridian Lake Meadows Update.** Bill said he had nothing to report.

8. **Pristine Point Update.** Angela said Pristine Point had sealed the asphalt roads across the dam. She explained that Pristine Point had encountered another problem with a MLPC owner driving across the dam to launch a boat. However, the matter had been resolved. Angela said a water flume would be installed by Water & San on Pristine Point open space but the specifics were still being discussed.

8. **Other Business.** It was agreed that Angela would contact former board members and try to find a date in December or January when the previous board and the present board could arrange a dinner.

ACTION ITEM: Angela to contact Chuck, Ron and Gabi to arrange dinner.

9. **Date of Next Meeting.** Thursday, November 15, 2007 at 7:00 p.m.

The meeting adjourned at 8:45 p.m.