

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
MONDAY, NOVEMBER 19, 2007  
7:00 P.M.  
42 STREAM VIEW LANE**

Present: Bill Ronai  
Andrew Shoup  
Lara Moscatelli  
David White  
Andrew Crossley  
Gordon and Angela Reeves, Managers

1. **Establish Quorum and Approval of 09/20/07 Minutes.** Andrew S made a motion to approve the 09/20/07 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:

L39, F3 plan approval given  
L13, F3 letter sent to owner  
L13, F1 covenant violation letter sent to owner  
L19, F2 lead paint letter sent to concerned citizen  
Email sent to L52, F2 owner regarding CIP funds

Andrew S 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.** Angela confirmed that during the past few days the Board had approved, by email, the refund of the \$1,500 security deposit to the owner of L50, F2.

After a short discussion it was unanimously agreed that any issues regarding the possibility of lead paint in reclaimed siding should be dealt with by the County. Andrew S said the ACC would discuss the use of reclaimed siding and report back to the Board at the next meeting with their recommendation.

Lara said she had spoken to the owner of L13, F1 and although he felt that he was being unfairly singled out for criticism he had agreed to review different siding options and that he would be requested to present a plan by the end of the thirty days from the date of the letter.

Gordon said he would speak to the owners of L12, F1 about the vehicles and miscellaneous items stored outside their house.

Andrew S said he would call the owners of L48, F2 to discuss the snow clearing complaint that had been received from the owners of L47, F2.

Andrew S said the ACC would be holding review meetings for all new house plans instead of using email communication.

Angela asked that board members, whenever possible, respond promptly to emails regarding owner complaints or covenant violations as it was important to get back to owners in a timely fashion.

After a short discussion regarding exterior firepits the two Andrews said they would review the situation and get back to the Board with a recommendation.

3. **Board Members and Officers.** After a short discussion it was agreed that if Scott had to resign from the Board due to work commitments, the vacant position would be offered to Jim Maclean who was the runner-up in the July election.

4. **Finance Report.** Angela said there were no serious delinquencies. She said 15 owners had not deposited their \$400 refund checks from the CIP and it was agreed that Angela would write to those owners.

5. **Lucky Jack Mine.** After a short discussion, Bill made the motion to include MLPC as a signatory on the Red Lady Coalition letter requesting the Forest Service to insist the Lucky Jack Mine applicants include a broad mining plan in their plan of operation instead of just focusing on the first 10 years of mining high grade molybdenum. Andrew S seconded the motion and it was unanimously approved.

6. **Road Signs.** After a short discussion it was agreed that Gordon would obtain white paint and brushes and each Board member would select a sign and paint in the street name. Gordon agreed to email when he had the paint and asked board members to email back stating which sign(s) they would be painting.

7. **Water Issues.** Bill explained that Gordon and Angela had attended the W&S meeting as he had been out of town. Angela said W&S were installing a custom fit plug which should solve the problem with the outlet valve and allow them to once again fill the reservoir. Angela explained Stantec had put forward two proposals for the storage tank. She said the first was to increase the height of the existing tank by 20 feet which would hold 228,000 gallons of water at the cost of \$103,000. The second option was to replace the existing tank and install a 260,000 gallon tank at the cost of \$218,000. Angela said W&S were favoring the 228,000 gallon tank which would be sufficient to fight a fire for one hour. She explained the tank would take approximately 20 hours to refill after using 18,000 gallons to fight a fire. For both options it would be necessary to have temporary tanks supplying treated water to homes in Meridian Lake. Angela said W&S had to ask for additional bids and would advertise in the local newspaper so no decision would be taken until the next W&S meeting.

Bill expressed his concern with the project management capabilities of Stantec and asked the Board for approval to request that the budget for the fire suppression system prepared by W&S include a line item for an independent project manager, which the Board agreed to.

Angela said W&S had agreed that the back-up generator at the treatment plant was very visible and it was agreed that it would be painted brown. Angela said W&S would contact Southwest Contracting and have the four foot trees replaced with 10 foot trees in accordance with prior agreements.

8. **Thank You Dinner for Previous Board Members**. Angela agreed to contact Ron, Chuck and Gabi and suggest dinner at the Gourmet Noodle on either January 6, 7 or 8 at 6:30 pm. All board members and partners would be invited.

9. **Eastern Perimeter Cattle Fence**. Angela said Al Davidson had estimated \$6,500 to replace the eastern perimeter cattle fence. It was agreed that this would be discussed at the next board meeting as part of the budget review.

10. **Playground Committee**. Andrew S said they would continue to research options but no decision would be taken until the Spring.

11. **Meridian Lake Meadows Update**. Bill said the MLM board had voted unanimously in favor of banning the use of reclaimed siding. He said they had also amended their Design Guidelines and any owner not commencing construction within 2 years of obtaining approval of their house plans would have to return to the Board for a new review. Bill also said the MLM board had decided to schedule meetings to review house plans and also to hold quarterly meetings.

Bill said a noxious weed committee had been formed in MLM to work in conjunction with MLPC's efforts. He said MLM would be writing to MLPC requesting that more funds be made available in the budget for weed management.

12. **Pristine Point**. Angela said the house at Lot 16, F4 was nearing completion. She said there was nothing further to report.

13. **Miscellaneous**. Bill said the ski area would shortly be submitting their Plan of Operation for Snodgrass to the Forest Service and MLPC would need to follow the issue carefully as owners would probably have questions or concerns about possible impact on the MLPC watershed.

14. **Date of Next Meeting**. It was agreed the next meeting would be held on Wednesday, January 16, 2008.

The meeting adjourned at 9:05 p.m.

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Prepared by Angela H. Reeves