

**MERIDIAN LAKE PARK CORPORATION**

**MINUTES OF THE THIRTEENTH ANNUAL HOMEOWNERS'  
ASSOCIATION MEETING**

**JULY 6, 2005 – 7:00 P.M.**

**CRESTED BUTTE COMMUNITY SCHOOL,  
CRESTED BUTTE, CO**

Ron Baker, President of the Association, called the meeting to order at 7:10 p.m. There were 117 members present at the meeting or represented by proxy and Ron Baker announced that the meeting had a quorum and Angela said that notice of the meeting was mailed on May 27, 2005.

A motion was made by Sam Nay to dispense with the reading of the minutes and to approve the 2004 annual meeting minutes as mailed. Holt Loeffler seconded and the motion was unanimously approved.

Ron said the Capital Improvement Project had been such a significant factor in 2004 he asked Curt Wilker to make his report first.

**Capital Improvement Project**

Curt Wilker said the final section of the gas line across the Dam would be completed this week. He said Atmos would be in the area late July and late August and owners could sign up if they had not already done so.

Curt said the preparation work for the paving of Washington Gulch was underway the work should be completed by the end of July. Curt said the County had committed to paving the interior roads in 2006 unless any unforeseen emergencies changed their priorities.

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.

**President's Report**

Ron Baker said one house and eight vacant lots had sold in the past year and two houses in Filing 3 were currently under contract and were both over a \$1 million which was a first for the area. He explained that sales were considerably reduced in volume this year compared to last but the prices were much higher and there were fewer properties on the market.

Ron said the association was presently at 50% build-out. He said at the current rate, full build-out could be expected in 6-10 years and with build-out issues were emerging such as snow storage on lots, barking and roaming dogs, visible storage of trailers and snowmobiles. He encouraged owners to be considerate of their neighbors.

Ron said the entrance sign to Meridian Lake Park had been replaced and landscaping had recently been placed around the new sign.

Ron said three tennis courts had just been repaired and said the Board was continuing to review options for a children's play area. However, at this time no definitive plan was in place.

Ron said high speed internet had been available in the area for a year.

Ron said any new construction projects should contact Mt. Crested Butte Water & Sanitation District regarding installation of backflow preventors. In the future all homes would be required to install the backflow preventors and it would be considerably cheaper for owners to install them at the construction stage.

Ron said a portion of Pristine Point had never been fenced and the cattle had been getting into the other three filings. He said Montrose Fence had been hired to install the fence and Pristine Point owners were paying a portion of the fence with the rest of the work coming from the Saddle Ridge funds. He said fence maintenance could be an ongoing expense as some areas were in poor condition.

Ron said a questionnaire had been sent to all owners regarding winter usage of Washington Gulch as the Forest Service had been holding meetings to discuss winter use of Washington Gulch and had invited MLPC to attend. Chuck McGinnis explained the recent history of Washington Gulch and the necessity of the questionnaire. He said the Board wanted information from owners so that it could fairly represent the views of a majority of owners. He said only 86 responses had been received from MLPC owners which only represented half of the development. Chuck said from those 86 responses, sixteen owners had said they owned snowmobiles and a majority of those sixteen owners said they used their snowmobiles on Washington Gulch. Chuck explained 76 of the 86 owners said they used Washington Gulch for cross country skiing or snowshoeing and two-thirds of the people who responded thought Washington Gulch should be closed to motorized traffic. Chuck said MLPC would continue to attend the local meetings and would keep owners notified by newsletter.

### **Meadows Report.**

Curt Wilker said Meadows owners had met the evening before for their annual meeting. He said the same 5 person board would continue for another year as he and Sam Ganz had been re-elected for 3 year terms.

### **Pristine Point Report**

Chuck McGinnis said the Pristine Point owners had met on Friday afternoon. He said Henson Moore had been elected to complete an unexpired term on the Board and that Marty Evans was the new President and he would be the Chairman of the Architectural Control Committee.

### **Weed Management Program**

Chuck McGinnis explained there had been considerable disturbance to the soil during the past year because of the gas lines and the road preparation and this had exacerbated the weed problem in the area. Chuck said the Board had met with Adeena Green, the County weed specialist, and the information about noxious weeds had been so compelling the Board had decided it needed to adopt a Weed Management Program to control the four known species of noxious weed that were thriving in MLPC. To assist with the program the Board had asked Melanie Rees of Filing 2 to assist and Chuck introduced both Melanie Rees and Adena Green to those present at the meeting. Chuck explained \$1,000 had been allocated to the Weed Management Program and warned owners that it would be a multi-year effort to eradicate the noxious weeds. Melanie and Adena made a joint presentation about the eradication of noxious weeds.

Melanie suggested owners contact her if they had questions regarding noxious weeds or needed assistance pulling weeds.

Adena suggested owners contact the Natural Resources Conservation Service at (970) 641-0494 as they would be able to assess soil type, moisture levels and elevation and recommend the correct seed or plants.

Adena commended MLPC for taking action against the noxious weeds.

### **Financial Report**

Angela Reeves said there had been considerably more work during the year as there had been CIP expenses during the summer of 2004 and collection of the special assessment payments had started in January, 2005. Angela said the association now had 5 bank accounts as the CIP lump sum balances and the financing payments were being kept totally separate from any other transactions.

Angela said the operating budget for 2004/05 had finished approximately 92% of budget. Angela said at the 2005/06 Budget discussions the Board had agreed not to increase dues in the same year as the Special Assessment was levied. However, she cautioned that the budget was very tight this year and an increase in dues for the 2006/07 year should be expected.

### **Election of New Board Members**

Ron explained there were five open places on the Board and seven owners running for election. Backgrounds and reasons for wanting to be on the Board had been distributed prior to the meeting. Dave Clement said there was a need for new members on the Board and expressed concern about dues, garbage collection and the financing of the Capital Improvement Project.

After those present had submitted their ballots for the five vacancies on the Board, Ron reported that the newly elected board members were Ron Baker, Gabi Prochaska, Chuck McGinnis, Bill Ronai, and Andrew Shoup.

The meeting adjourned at 9:40 p.m.

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Prepared by Angela H. Reeves