

**MERIDIAN LAKE PARK CORPORATION
MINUTES OF THE FOURTEENTH ANNUAL HOMEOWNERS'
ASSOCIATION MEETING**

JULY 5, 2006 – 5:30 P.M.

**QUEEN OF ALL SAINTS,
CRESTED BUTTE, COLORADO**

Ron Baker, President of the Association, called the meeting to order at 5:40 p.m. There were 97 members present at the meeting or represented by proxy and Angela announced that the meeting had a quorum. She said that notice of the meeting had been mailed on May 26, 2006. Ron thanked the Board members for their dedicated work on behalf of the Association.

A motion was made by Sam Ganz to dispense with the reading of the minutes and to approve the 2005 annual meeting minutes as mailed. Sam Nay seconded the motion and it was unanimously approved.

Election of New Board Members

Ron Baker said there were three nominations for three vacant positions and he asked David White, Lara Moscatelli and Andrew Shoup to introduce themselves. There were no other nominations for the vacant positions and Lash Hansborough made the motion to appoint David White, Lara Moscatelli and Andrew Shoup to the Board. Marty Evans seconded the motion and it was unanimously approved.

Financial Report and Ratification of the 2006/07 Budget

Angela Reeves said Doug Gorman, the Association's accountant, had prepared the tax return and prepared a Balance Sheet as at March 31, 2006. She said the Association finished the year \$1,088 over budget. She said trash removal was the largest line item over budget at \$1,931 but said it was also the largest annual expense that the Association had. Angela explained that some money had been spent from the Capital Reserve during 2005/06 on fencing, computer equipment and landscaping at the new sign.

Angela said plastic recycling, fish stocking and fence maintenance had all been added to the 2006/07 Budget and dues increased for both vacant and developed lots. John Prentice made a motion to approve the 2006/07 Budget. Peter Kennel seconded the motion and it was unanimously approved.

Weed Management

Ron Baker said a new line item for weed management had been added to the Budget and Melanie Rees had once again agreed to organize the weed eradication effort. Melanie Rees thanked the people who had volunteered for weed pulling last year and thanked the

Board for supporting the effort. She said new problem areas had developed but overall there was a net decrease in the number of Canada Thistle, Chamomile Daisy and Toadflax in the subdivision. Melanie explained that due to warmer than normal weather in June the opportunity to spray the weeds with herbicide had been missed so the focus would have to be on pulling. She explained that Board members would be contacting owners of the most affected lots and owners would be given an opportunity to pull the weeds themselves or reimburse MLPC for the hired labor. She said labor would be at \$15 per hour. Melanie said she had been appointed to the Weed Commission and as there had been changes in County personnel there could be possibly be changes in the County's approach to weed eradication. She said she would continue to follow up with the County on behalf of MLPC. Henson Moore thanked Melanie for her hard work.

President's Report

Ron Baker said 7 homes had sold in the past year, 2 in Filing 1, 2 in Filing 2 and 3 in Filing 3. He said there were presently 6 homes listed for sale with a price range of \$890,000 - \$1,690,000. Ron said 8 vacant lots had sold during the past year and 9 were presently listed for sale with a price range of \$385,000 - \$1,950,000.

Ron said there were presently 7 new homes under construction and the four filings were approximately 62% built-out and 54% of those homes were year round residences. He said he had been meeting with the School Board and the County to have the school bus service reinstated. He said there were still issues regarding road safety and additional guard rails but was hopeful that the service would be operating by the Fall. He said there were now more students living in Meridian Lake than Mt. Crested Butte.

Ron said the Board was working with both Mt. Crested Butte Water & Sanitation District and the Fire District regarding the amount of pressure at fire hydrants and the volume of water for fire suppression. He said they would continue to work with both the entities to ensure adequate water storage and adequate water pressure in the subdivision. Ron said there had been complaints from owners regarding the quality of the water being delivered to their homes. He said Mt. Crested Butte Water & Sanitation District had been back flushing the filters to obtain clearer water but that had limited the amount of treated water available in the subdivision and had led to restrictions on yard irrigation. Ron explained that Mt. Crested Butte Water & Sanitation District was presently researching the installation of a pump at the base of the dam and also expanding the water treatment center. He said the pipe had been installed from the dam to the water treatment center prior to the paving of Washington Gulch.

Ron said back-flow preventors will have to be installed in all homes in the future. Chuck McGinnis said it was an unfunded mandate at the present time so there were no inspectors and very few people to install them.

Ron explained that a Memorandum of Understanding had been entered into between Pristine Point, Meridian Lake Meadows and Meridian Lake Park regarding the recreational use of the reservoir. Ron said Pristine Point had retained the recreational

rights but owners in all three filings had the right to fish on the east side of the reservoir from the middle of the dam crossing down to Pristine Point Lot 10. Small boats could be launched from the east side and larger boats could be launched from the spillway following approval from the Pristine Point managers. However, only non-motorized boats were allowed. Marty Evans said Pristine Point owners did not object to people fishing on the west side of the dam but that absolutely no unauthorized motor vehicles were allowed across the dam.

Ron said that as the subdivision was now two-thirds built out it was important that owners consider snow storage prior to planting landscaping. He said the County had clear easements along the edges of the road and would have to push snow onto owner's lots. Also, during the clearing of driveways snow must be contained on the lot and not pushed into County rights of way. Ron said that the County would enforce these regulations with private snow clearing contractors.

Ron said that dogs continue to be a problem although the situation was improving slightly. He encouraged owners to review the new wireless fences to contain their dogs on their own property. He said MLPC had introduced a standard for dog fencing and stressed that owners must obtain approval from the Board prior to erecting a fence.

Ron reminded owners to call for utility locates prior to digging on their lots.

Ron said that at the request of the Allen Family a sign had been placed at the public access to the National Forest, next to Lot 50 in Filing 3, and that when the Snodgrass Trail was closed this year a sign would be posted at that same point. He said there was no longer access from the eastern boundary by Lot 43 in Filing 3 and signs had been placed there.

Chuck McGinnis said the Forest Service would be installing signs at the trailhead this summer regarding recreational use of Washington Gulch Road.

Ron said the repair of two of the tennis courts had not held up and the contractor would redo the repair once the weather dried up a little. Andrew Shoup said he and Lara Moscatelli had been working on options for a playground on Court 4. He said they were working with a playground contractor out of Boulder and were waiting for some computer generated ideas and budgets. Andrew said the next newsletter would contain information about the proposal.

Capital Improvement Project

Curt Wilker said the Capital Improvement Project was in the home stretch with just paving the interior roads within Filings 1, 2 and 3 and reseeding disturbed areas left to do. He said the County had started preparation work and hoped to commence paving in mid-July. He said the County would put a 3" layer of reclaimed asphalt on the roads and a couple of months later, after it had cured, they would return to finish the surface with chip and seal.

Curt said there was presently \$220,000 left in the CIP budget and approximately \$140,000 - \$150,000 would be spent on paving and reseeding. He said the MLPC Board would determine what to do with any unspent funds at the end of the project. Curt explained that the money either had to be spent on the CIP project or owners would be asked to vote on how to spend the surplus funds. Melanie Rees pointed out that the use of road base for the roads project had introduced weeds along Washington Gulch Road. She asked that some funds from the project be used to pull those weeds.

Curt said the Association was extremely fortunate to have a team with so much experience and expertise and he thanked Bill Ronai, Ron Baker and the Association's managers for their hard work. He said the project would be completed on time and within budget despite the increases in oil prices during the past few years. Curt said the damage to Washington Gulch road would be completed at the same time as the paving of the interior roads. He said the problem was due to sub-surface water and the County would be putting a new drain under the road.

Curt said that owners wishing to have their driveways paved this year should contact Tammie Lawrence as she would coordinate the names and if enough owners were interested the paving companies might offer a group discount.

Ron Baker said Curt had decided not to seek re-election and would be stepping down from the Board. Ron said Curt's background in natural gas had been a considerable help to the project and he thanked Curt for his hard work.

Senate Bill

Angela Reeves explained that Senate Bill 05-100 had been introduced on January 1, 2006 to protect homeowners. However, as the Bill had several major errors a clean-up Bill had become effective in May, 2007 and further revisions were expected. She said that some sections of the Bill would override the Covenants and Bylaws of Meridian Lake Park. She said one of those changes was that political signs could now be displayed on lots but no earlier than 45 days prior to the election and removed within 7 days of the election. Only one sign per office could be displayed on the lot and the size of the sign was regulated by the County. She said that it would be necessary for the Association to do extra paperwork to meet the requirements of the Bill.

Invited Reports from the Meadows and Pristine Point

Bill Ronai said he had nothing to add for the Meadows. Marty Evans said Kurt Olson had been appointed to the Pristine Point Board so that the Board was back to a five person Board.

New Business

Lash Hansborough said that trailers were starting to creep back into the subdivision. Ron said there was an issue presently being dealt with and the Board would continue to follow-up on the removal of trailers.

The meeting adjourned at 7:15 p.m.

Prepared by Angela H. Reeves