

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

JULY 2, 2008 – 5:30 P.M.

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

Bill Ronai, President of the Association, called the meeting to order at 5:40 p.m. There were 95 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 28, 2008. Bill said Scott Desmarais, who had been elected to the board the previous year was now working in Dubai and had therefore resigned. Bill explained that the Board had appointed Sam Faivre of Filing 2 to fill the vacant position.

A motion was made by Sam Ganz to dispense with the reading of the minutes and to approve the 2007 annual meeting minutes as mailed. Pam Wilker seconded the motion and it was unanimously approved.

Reports

Angela Reeves said there had been three sales of vacant land since July, 2007 and they were in the price range of \$290,000 to \$350,000. She said there had only been one house sale during the year and that was in Filing 2 with a sales price of \$975,000. Angela said there were 15 houses listed for sale in the price range of \$629,000 to \$1,998,000 and 12 vacant lots for sale in the price range of \$338,000 to \$499,000. Bill Ronai said there were two construction projects and one remodel underway at the present time.

Bill Ronai explained a Playground/Tennis Committee had been set up following the 2007 Annual Meeting which consisted of Andrew Shoup, Kurt Olson, Lara Moscatelli and himself. Andrew Shoup said the committee had reviewed the courts at the end of the winter and it was clear that two of the courts were beyond repair. He said they had reviewed options for a playground ranging in price from \$20,000 to \$50,000 and had been working with a playground specialist out of Boulder, Colorado who had been recommended to them by Skyland Metropolitan District. Andrew cautioned that the price range did not include the removal of the surface of the courts and the installation of a child friendly surface or perimeter fencing. Andrew asked that interested owners step forward to join the committee to review the various options and confirmed that this would not be a decision of just the board.

Bill Ronai said street signs were damaged by snow plows this winter and Gordon Reeves confirmed that work was underway to replace the damaged signs. Bill said Al Davidson had rebuilt the fence along the eastern boundary and would now be moving onto fence repair on the other boundaries. Kurt Olson said some of the old fence posts would be

used as additional support to the new fence but encouraged owners to take as many of the railroad sleepers as they wanted for landscaping.

Bill Ronai said the County had made some initial repairs to the roads and would be back to do additional work although they had not specified a time-frame for that work. Bill said the shed at the tennis courts was badly damaged and the Board would be considering options at their next meeting. Bill explained that Mt. Crested Butte Water & Sanitation District would be installing a small solar panel to operate the flow meter for the sewage system. He said solar was the preferred method as Gunnison County Electric Association would charge \$25,000 to install electric to that location.

Melanie Rees said the weed program had been in operation for three full years and the hard work was beginning to show as less weeds were appearing this year than in previous years. She said Gary Rainwater and Anne Ronai had put in considerable effort and spent many days weed pulling. Gary Rainwater said the Wildflower Capital of Colorado was being taken over by the Chamomile Daisy and asked that owners join the volunteer weed pulls on Tuesdays throughout the summer. He said signs would be posted at the Dam giving notice of the weed pulling. Anne Ronai said Toadflax was also a problem and although a pretty plant, the roots of the plant give off a poison and will kill wildflowers in the area. Sherron Green said that mustard was appearing quickly in the neighborhood and should be removed promptly as it was very fast growing. Roger Cram said disturbed soil was the biggest problem and encouraged owners to revegetate their land at the earliest opportunity after construction is finished. Gordon Reeves said he had once again negotiated the rate of \$1 per bag of weeds, instead of the usual \$3 per bag, and owners should bag their weeds and cluster bags along the roadside for a weekly collection by Waste Management.

Bill Ronai reminded everyone that trailers, campers, boats, snowmobiles, etc, could not be stored on lots and asked that if owners needed to bring these items into the subdivision to clean, pack and prepare for trips, those owners should contact the Board to say how long the items would be kept in the subdivision.

Presentation of Water and Fire Suppression Projects

Bill Ronai introduced Rick Ems of the Crested Butte Fire Protection District (“CBFPD”) who was attending the meeting to discuss the fire suppression project. Rick gave a brief history of the CBFPD and explained that insurance companies had a rating method for all areas which took into consideration many different issues such as fire hydrants, distance to the nearest fire station, etc. Rick explained that MLPC was presently rated as a 5 which was in the middle of the range and a level that insurance companies were comfortable with. However, Rick cautioned that when CBFPD last tested three fire hydrants at the top, the middle and the lower areas of the subdivision they discovered that all three hydrants were below the flow rates required to fight a fire in a 3,600 square foot home for 2 hours. Rick said once improvements to the water treatment plant were completed CBFPD would like the opportunity to once again test all of the fire hydrants. He also said some areas of the subdivision had strong water pressure and they were

looking at methods to hold back pressure in some locations which would improve the pressure in other locations. Rick said various options were being reviewed but no decisions could be made at the present time. Bill Ronai said a lot of information had been gathered during the past year and he encouraged owners to join the water committee and assist the Board. Bill also said there would be additional meetings in the future to update owners.

MLPC Domestic Water

Bill Ronai said the water treatment plant and the pump station were nearing completion although both projects were over budget and considerably over time. Bill explained the brown water and the watering restrictions were both a result of the incomplete work and would be corrected once the new systems were fully operational. Melanie Rees, owner and also member of Mt. CB Water & Sanitation District confirmed that the work would be completed this summer. Bill said work on the pump station could not start until the water levels of the reservoir dropped. Several people expressed dissatisfaction and frustration with the construction work and service being provided by Mt. CB Water & Sanitation District and their contractors.

Bill Ronai said budgeting, project management and technical capabilities were all areas of concern in relation to the water treatment plant and the pump station. He said a deficit of \$500,000 to \$750,000 was anticipated in 2008 because of the work and at the present time Mt. CB Water & Sanitation District were financing those over runs from surplus funds in the rest of the District. Bill explained that at the present time it was unclear how those over runs would be dealt with in the long term. He said at the present time MLPC was not paying interest on the borrowing from Mt. CB Water & Sanitation District but would have to if it was decided to enter the bond market or finance in some other way.

Melanie Rees explained the original estimate for the pump station had been for \$400,000 and the current cost was in excess of \$900,000. She said time was being spent on finding out what the over runs were and why they happened. Curt Wilker asked if MLPC had any legal recourse against Mt. CB Water & Sanitation District or their contractor for gross negligence.

Gordon Reeves said Chuck McGinnis and Melanie Rees, two local MLPC residents, were on the Mt. CB Water & Sanitation District Board and Bill Ronai encouraged owners to attend the monthly Mt. CB Water & Sanitation District Board meetings. Bill said the board would be discussing how to move forward and that they would consider writing to Mt. CB Water & Sanitation District and asking them to slow the process down for the fire suppression system while the Board and water committee reviewed options. Bill stressed that before moving forward there would be town hall meetings and no decisions would be made until the new water treatment plant was 100% on line and CBFPD could review the pressure in the lines.

Election of New Board Members

Bill Ronai said there were four nominations for three positions. He asked Lara Moscatelli, Andrew Shoup and Roger Cram to introduce themselves and explained that David White was not present at the meeting but had been a board member for the past few years.

After collecting all votes Angela Reeves confirmed that Lara Moscatelli, Andrew Shoup and David White were appointed to the Board.

Financial Report, Ratification of the 2008/09 Budget

Copies of the 2007/08 financial report and the 2008/09 Budget had been distributed prior to the meeting. Sam Ganz made a motion to approve the 2008/09 Budget as distributed. Curt Wilker seconded the motion and it was unanimously approved.

New Business

Bill Ronai reminded owners to volunteer for the playground/tennis committee and the water committee and encouraged owners to contact board members or the managers with any questions. Bill said that when more information was available on the water system it would be distributed to all owners.

Bill Ronai thanked Gordon and Angela Reeves for their work during the past year and Curt Wilker thanked the board for their work.

The meeting adjourned at 7:30 p.m.

Prepared by Angela H. Reeves