

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
THURSDAY, JANUARY 18, 2007  
7:00 P.M.  
42 STREAM VIEW LANE**

Present: Ron Baker (by phone)                      Chuck McGinnis (by phone)  
          Bill Ronai                                         Andrew Shoup  
          David White  
          Gordon and Angela Reeves, Managers

1.     **Establish Quorum and Approval of 11/16/06 Minutes.** Ron reminded everyone that Gabi had given him her proxy. Angela said the following items had been approved by the Board since the November 11, 2006 meeting:

F3, L26 variance issued for exterior light  
Payment of \$101,185 to the County for paving of interior roads

Bill made a motion to approve the November 16, 2006 minutes as distributed and to formally approve and have made part of the minutes both of the above mentioned decisions. Andrew seconded the motion and it was unanimously approved.

2.     **Architectural Control Committee Update.** Andrew said he had toured the four filings and had no new construction to add to the Design and Construction Status.

Chuck said Kurt Olson and Dan Murphy were working on designs to connect the existing garage with the main house and to install an elevator at F2, L35. Chuck said it was still in the very preliminary planning stage but as the height of the garage would be increased he had asked that the neighbors be consulted before the plans were submitted to MLPC for approval.

Bill said that F3, L41 had completed their deck and roof expansion but had not corrected their exterior lighting as requested in the MLM approval letter. Angela agreed to write to the owners.

**ACTION ITEM:     Angela to write to owners of F3, L41**

Chuck said the owners of F4, L2 had suffered bad flooding during the remodel of their home. Therefore the construction period for the project would be extended.

Bill reported that revisions to the Design Guidelines had been drafted as a result of discussions with Mt. Crested Butte Water & Sanitation District and the Crested Butte Fire Protection District. Chuck made a motion to add a new Section 4.11 to the Design Guidelines and to revise Sections 2.1, 2.4.5 and 2.5.2 accordingly. These changes will

require internal sprinkler systems for all new homes and for home revisions that equal or exceed 6,000 sq. ft. of gross floor area. David seconded the motion and it was unanimously approved. Bill asked that Angela prepare a Resolution.

**ACTION ITEM: Angela to draft Resolution**

After a short discussion Chuck made a motion to amend the Design Guidelines to bring them into line with the County's adoption of the International Building Code as the method of measuring square footage. Bill seconded the motion and it was unanimously approved.

**ACTION ITEM: Chuck volunteered to create a draft of these revisions to the Guidelines and to send them around to the Board for final endorsement. They would then be available to be placed on our website as the official current D&C Guidelines.**

3. **Finance Report.** Angela said the income and expenses were running close to budget with no areas of concern although there were four owners in arrears on both quarterly dues and CIP financing payments. Ron asked that the next report include outstanding receivables on CIP. Angela agreed to circulate 2007/08 budget information to board members by email prior to the March meeting.

**ACTION ITEM: Angela to draft and distribute 2007/08 Budget information to the Board**

Angela had distributed an email from Waste Management increasing the collection costs to \$17.60 effective February 1, 2007. Angela said this increase was in line with the 2004 contract signed with Waste Management. Angela said Waste Management would be meeting with the County to discuss recycling and she would report back to the Board after that meeting.

**ACTION ITEM: Angela to update Board on recycling**

4. **Water Issues.** Chuck said that engineering work was proceeding on the new pump station and the new raw water treatment plant and Stantec proposed to bid these projects together some time in the Spring. Chuck said how to finance the firewater system modification was still being reviewed but has not been decided. He said that Stantec has not yet modified Option 2 of the fire suppression system to include 2,000 GPM pumps, nor have they reported the incremental cost of these larger pumps. All these projects will be discussed again at the Mt. CB W&S February 13 board meeting. Bill said that he would be at that meeting together with Rick Emms of the Crested Butte Fire Protection District and hopefully agreements would be finalized at that time.

**ACTION ITEM: Bill and Ron to continue working on firewater system modification**

5. **Covenant Violations.** Ron said that he had been unsuccessful with his request for the removal of the trailer and snowmobiles on F4, L17B and suggested that David Leinsdorf be asked to assist the Board in correcting this covenant violation and that fines of \$25 per day per levied as soon as possible. Bill seconded the motion and it was unanimously approved.

**ACTION ITEM: Angela to contact David Leinsdorf**

Angela said the tenants at F1, L20 had continued to park the black trailer either in their driveway or on the road on a regular basis, despite several requests. It was agreed that a letter should be mailed to the owner giving 30 days to rectify the covenant violation or fines of \$25 per day would start accruing.

Gordon said the Bobcat at F1, L29 had been removed.

6. **CIP Update.** Ron said the CIP was now completed and had finished \$77,000 under budget. After a long discussion Bill made a motion that at the time of mailing notice of the Annual Meeting those owners who had paid the \$3,600 up front would receive a refund by check. Owners who selected the financing option would have a principal payment made against the loan with the amount applied against the final payments. The amount of the refund or the principal payment will be equal to the remaining CIP funds divided by 180 members. Andrew seconded the motion and it was unanimously approved. Ron congratulated the Board on completing a successful three year improvement project.

7. **School Bus Service.** Andrew said the new bus service was not being used much in the morning by students as the pickup time was so early but it was being used in the afternoon.

8. **Playground Status.** Andrew said he and Lara had been working with a Boulder contractor and that by the next Board meeting they would have 3 different proposals for consideration.

**ACTION ITEM: Andrew and Lara to make playground presentation at next Board meeting**

9. **Meridian Lake Meadows Update.** Bill said he had met twice with the new owner of Lot 13 concerning the bed and breakfast advertising for this property. The rental website would be amended as soon as the web designer made the changes but the owner had confirmed that they were renting out one unit and the 2 bedrooms above the garage and had a full-time Gunnison County resident was in the second unit. Bill said plans for Lot 21 had been received but as there were issues regarding the height they were not yet ready for final approval by both associations.

11. **Pristine Point Update.** Angela said that PPOA had increased their quarterly dues to meet some of the expense of future road maintenance of the private

roads. However, PPOA was interested in contacting the County to discuss the possibility of the County taking over the maintenance and plowing of those private roads. Ron agreed to help with the initial approach.

**ACTION ITEM: Ron to work with PPOA for initial approach to the County**

12. **Miscellaneous.** Gordon said the parking at the trailhead continues to be bad when there are black out dates for season passes on the mountain.

Ron suggested the association compile an emergency contact information sheet for all owners. It was agreed that contact information would be requested with the annual meeting package. Also, Ron reminded everyone that they should begin to canvas owners to get volunteers to serve on the board.

12. **Date of Next Meeting.** March 15, 2007.

The meeting adjourned at 9:50 p.m.

---

Prepared by Angela H. Reeves