

**MINUTES  
BOARD OF MANAGERS  
MERIDIAN LAKE PARK CORPORATION  
THURSDAY, JULY 21, 2005  
7:00 P.M.  
42 STREAM VIEW LANE**

Present: Ron Baker  
Chuck McGinnis  
Curt Wilker  
Lara Moscatelli  
Gabi Prochaska  
Gordon and Angela Reeves, Managers

1. **Establish Quorum and Approval of 6/23/05 Minutes.** Lara made the motion to approve the June 23, 2005 Minutes as distributed. Chuck seconded the motion and it was unanimously approved. Ron suggested the July 6, 2005 Annual Meeting Minutes be mailed with a newsletter in mid-August. This suggestion received unanimous approval.

2. **Election of Officers.** After a short discussion Chuck made a motion to approve the following appointments. Gabi seconded the motion and it was unanimously approved.

President	Ron Baker
Vice President	Gabi Prochaska
Secretary/Treasurer	Curt Wilker
ACC Chair	Chuck McGinnis
ACC Member	Andrew Shoup
ACC Member	Lara Moscatelli

Ron said the Board had done a fantastic job over the past year but asked that before the next meeting everyone consider ways to welcome new owners into the community and ways to foster a sense of community amongst existing owners as the area gets closer to full build-out.

Ron also asked the Board to consider ways to simplify the meeting process to either shorten meetings or reduce the frequency of them.

3. **Capital Improvement Project.** Curt said the gas portion of the CIP was now completed and he was waiting for final invoices from JCI and Lacy Construction. Curt said the County would be bringing in a road grader next week and the County anticipated that the paving would be completed within a week. He said Magnesium Chloride had been applied to the "loop". Ron agreed to speak to the County about guard

rails along Washington Gulch and to speak to Mt. Crested Butte Police about speed control on the subdivision roads.

**ACTION ITEM: Ron to speak to County and Mt. CB Police.**

4. **Architectural Control Committee.** Chuck had distributed an updated Design and Construction Status list prior to the meeting. He said Polster, Senig and Kubisiak were nearing the end of their landscaping and it was agreed their clean up deposits should be refunded when they had completed the work. He said that the Bates' entryway had been finished and cleaned up and he proposed their \$500 security deposit be returned. There was no objection. Chuck said the Matthews (Lot 13, Filing 4) were proposing a new deck and details would be received shortly.

Chuck said the ACC had reviewed and endorsed a remodel of the Warner deck (Lot 27, Filing 1) with a small new roof and he asked if the Board had any objections to these plans. He said this would be classified a "minor remodel". There were no objections and the project was approved. He also said final plans of the Paddock house (Lot 16, Filing 4) had been received and were being reviewed by the ACC.

5. **Letters regarding Covenant Violations.** After a short discussion it was agreed Gordon should contact Janie Anderson (Lot 56, Filing 2) and ask that instead of the chain link panels presently in place a different method of dog containment be found.

**ACTION ITEM: Gordon to contact Janie Anderson**

After discussion it was agreed that Gabi would contact Sandy Jenkins (Lot 13, Filing 3) and ask that the boat presently parked on the cul-de-sac be put back in the garage or moved to a different location. Gabi also agreed to draft a proposed policy statement (rules and regulations) for Board review regarding the storage and parking of snowmobiles, trailers or boats on County roads.

**ACTION ITEM: Gabi to contact Sandy Jenkins  
Gabi to draft document regarding snowmobiles, etc.**

6. **Finance Report.** Angela had distributed a financial report prior to the meeting. She said the operating account was running very close to budget at 34%. She said two owners were one quarter behind on their CIP financing payments but requests for payment had already been made.

7. **Landscaping at Sign.** Angela said RMT&L had been paid \$2,045 for the landscaping and they would return to install the irrigation system from the Yaklich Ditch run-off in approximately 2 weeks. Until that time she said the drip system, running off the neighbor's water supply, was working well.

8. **Water Issues.** Chuck said construction of the pump station would be delayed until next year as it was necessary to take soil samples this summer and have them analyzed prior to construction.

Chuck said the treatment plant had been running for 15 or 16 hours a day to keep pace with increased water use. However, the increase in water use over last years figure was 10% which matched the growth in MLPC.

9. **Reservoir Use.** Ron said he would continue his research regarding authority to pave the road across the Dam and also recreational use of the reservoir and would report back to the Board after obtaining a legal opinion. Ron asked Chuck to provide the State contact the Mt. CB W&S District uses for dam questions.

10. **Annual Meeting, BBQ/Potluck, Work Day Review.** Due to the poorly attended work day Ron said Board members had spent time replacing wire along the Forest Service/Meadows boundary and the Meadows boundary along the Allen land. He said these areas would be the first to receive the cows. It was agreed Lara would contact owners by the Filing 1/Pristine Point/Allen fence to obtain volunteers to repair that small section of fence as soon as possible. Ron said wire, staples and equipment were in the shed at the tennis courts.

It was agreed that before snowfall Curt and Gordon would inspect the fence and different options for fence repair would be reviewed before Spring, 2006.

11. **Senate Bill 05-100.** Chuck made the motion to install 6 months of board minutes on the website with minutes for the next 6 months being added as available. No more than 12 months of minutes would be kept on the website at any one time. Gabi seconded the motion and it was unanimously approved. Angela agreed to circulate a brief summary of the Bill to the Board for future review.

12. **Meridian Lake Meadows Update.** Curt had nothing new to report.

13. **Pristine Point Update.** Chuck said Pristine Point had asked JCI to apply Magnesium Chloride to the private roads. He said several PP owners would be connecting to gas on August 1. Chuck also said as they now had e-mail addresses for all of their owners they would be distributing their annual meeting minutes by e-mail in an attempt to reduce costs.

14. **Date of Next Meeting.** August 18, 2005

The meeting adjourned at 9:30 p.m.

  
Prepared by Angela H. Reeves