

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, JUNE 23, 2005
7:00 P.M.
42 STREAM VIEW LANE**

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

1. **Establish Quorum and Approval of 5/23/05 Minutes.** Chuck made the motion to approve the May 23, 2005 Minutes as distributed. Lara seconded the motion and it was unanimously approved.

2. **Capital Improvement Project.** Curt said the State had finally issued the necessary permit for Atmos to install the gas line across the Dam. He said the State had made the process extremely difficult and had demanded that the pipe be encased in cement which would add considerably to the price. Curt explained the increase to MLPC would be between \$5,000 to \$7,000 as Atmos were paying half of the increased cost. Curt said the work would probably start on July 7 and take 2 days to complete. He said the pipe would be placed along the water side of the Dam and although every effort would be made to cause the least disruption possible those living on the other side of the Dam should be prepared for some inconvenience. Curt agreed to notify Chuck as soon as specific details of the work were available.

Curt said that SGM were extremely busy at the present time and would not be doing as much work for MLPC as originally expected and budgeted. Curt said that despite the additional cost of the Dam crossing he anticipated \$250,000 would be available for paving the interior roads. Ron said the Commissioners had met this week and had confirmed that paving the MLPC interior roads would happen in 2006 as planned unless there was an unforeseen emergency in another area.

Angela said 15 people had not yet paid their second quarter financing payment. However, most of those people had paid in the latter part of the first quarter and she did not think it would be necessary for Board members to make too many calls to chase people up. Angela explained the bank payment was due on the 15th of the month and said she would contact Board members after the first of the month if their help was needed in chasing-up owners. Angela explained that Vincent Pacera had paid the lump sum and also the Baileys had sold their vacant lot and paid the remaining balance. She expected 61 people to be financing in the third quarter and said she would give that information to Doug Gorman's office next week for invoice preparation. Angela explained a payment

of \$2,535 had been made to SGM for work previously completed but no additional payment had been made to Lacy Construction. Curt said that once Lacy completed the clean-up work a final payment would be made. Curt said JCI, Lacy, Parker and Halazon had been asked to bid on the Dam crossing work.

3. **Architectural Control Committee.** Chuck had distributed an updated Design and Construction Status list prior to the meeting. He said several small, recently approved, projects had been added to the list such as Von Engeln, Grossman and McNett. Chuck explained that Bates and Giesselman had started work on their projects. Curt said the MacLean deck was completed and Angela said the County had issued a CO to the Zeiter project on April 20, 2005.

Chuck said the ACC had reviewed the revised Leacock plans for Lot 5, MLM and were ready to approve them. Angela explained that the usual procedure would be to hold the approval letter from MLPC until MLM had completed their review. However, she said that as MLM were still discussing the plans and the Leacocks had engaged an attorney she felt that MLPC should draft a letter stating their intent to approve the plans subject to MLM finalizing their review. She explained that Gordon had persuaded the Leacocks to delay legal action for a week but she was concerned that MLPC could be pulled into a lawsuit if they did not clearly state their position in writing. It was agreed that Chuck would draft the letter and Ron cautioned that the letter should clearly state that MLM approval was required and that the project could not move forward until the MLM more restrictive covenants had been met. It was agreed it was not the intent of MLPC to undermine MLM. It was also agreed that the letter would be immediately drafted but Gordon would not deliver it to the Leacocks until July 3, at the earliest. If MLM and the Leacocks were able to reach agreement on the plans the letter would not be delivered and the normal approval letter would be given.

Curt said the parking under the deck and the decking material were the outstanding MLM issues. However, Curt said that he wanted to see a new submission of everything so that there would be no confusion about what the Boards were approving. Gordon said the only change on the second version of plans was that the siding would be stucco instead of the Hardie Plank that MLM had rejected.

ACTION ITEM: Chuck to draft a letter to the Leacocks for Gordon to hold until at least July 3.

Lash said that at Chuck's request he had prepared a list of grandfathered ACC violations and that most homes were on the list for non-EPA approved fireplaces or exterior lighting. Lash said that he had added names to the list if they had a chimney but acknowledged that from the outside of the building he had no way of knowing if the solid fuel burning device was EPA approved or not.

The Guzzetta deck revision was approved by the ACC and Chuck said he would write the approval letter.

ACTION ITEM: Chuck to write approval letter to the Guzzettas.

Chuck said the Schaffer lot had top soil spread and it looked better than it ever had. Gordon thanked Ron for his hard work in resolving the outstanding issues with the Schaffers and getting the lot cleaned up. It was agreed that the Schaffers had made a considerable effort and that if they remained in substantial compliance with the agreement no further action would be taken and once the fireplace issue was completed their clean-up deposit would be refunded.

Gordon said work had started again on the Myer's deck. Apart from the general clean-up of their lot this was the first external work to be done since the Fall.

4. **Letters regarding Covenant Violations.** Valerie Senter had distributed a letter prior to the meeting explaining that the trailer was too large to be stored in the garage and asking for either permission to keep it there or asking for additional time to dispose of their recreational vehicles. Lash suggested the Board should review storage options for the Senters and offer to move the trailer to the location of their choice. It was generally agreed this was a good approach and Gabi was asked to call the Senters and explain the Board's position. Lash said he would obtain information about the various storage options and this would be passed onto the Senters within the next 10 days and no further action would be taken until the Senters had received their full 30 days to solve the covenant violation.

**ACTION ITEM: Gabi to advise the Senters of the Board's decision.
Lash to review storage options for the Senters.**

Ron said he had spoken to Janie Anderson about her complaint about the Senter and Hughes trailers and she had accepted that the Board was dealing with the issues. He said the Hughes had moved their trailer.

5. **Finance Report.** Angela had distributed a financial report prior to the meeting. She said the tennis court repair had cost \$315 more than the budgeted \$3,500 but that other costs were generally running close to budget. It was agreed that maintenance of the tennis courts would have to be carefully reviewed in the future as this was a very large expense for the association and appeared to be a short-lived repair.

6. **Landscaping at Sign.** Angela said the tree ordering had been the simple part of the improvement and that the irrigation for those trees was proving to be the problem. She said the W&S design for an irrigation system would cost \$1,500 for the parts, \$450 for a plumber and \$6,000 for Lacy Construction to dig a trench and install pipe from the other side of Peanut Lane to the landscaping. Angela explained that Gordon had been looking at other options and working with W&S to find a cheaper solution. Gordon said he had proposed a sump and pipe from the point where the ditch overflow water went underground to the landscaping and W&S had confirmed that any excess water would easily run back into the reservoir. W&S had supplied a large blue plastic container for the sump but the cost of excavation and covering a 2" pipe was

expensive. Lacy Construction had bid \$4,500 and RMT&L had bid \$2,000 using a ditch witch but had said they did not want to do the work as a backhoe would be better suited for the task. Gordon said LEI had also been asked to bid but their quote had not yet been received. Lash suggested using a 1" irrigation pipe from the sump and leaving the pipe above ground as it would quickly be covered. Gordon said 1" pipe was approximately \$89 plus tax for 300 yards. Lash said he had pins suitable for holding the pipe on the higher ground so that the road construction would not damage it. Chuck expressed concern about this proposal as he felt it was unclear if it would work and did not want the pipe left unburied. He suggested pulling out of the landscaping contract with RMT&L and losing the deposit while the Board discussed irrigation alternatives. Lash made a motion to ask RMT&L to dig the hole for the sump and place 1" pipe above ground to the landscaping. Gabi seconded the motion and the motion was carried with Chuck opposing. The Board did not agree, however, that the temporary above ground pipe would be permanently left in that condition. Burying the pipe will be investigated at a later time.

ACTION ITEM: Gordon to contact RMT&L for a price for above ground irrigation pipe.

7. **Annual Meeting Preparation**. Angela said 53 proxies had been received so far and 90 votes were required for a quorum. It was agreed Board members should telephone people in their filing and chase up proxies. Angela said she would circulate the list of responses and Board members would start making calls. She said the majority of people who had responded had given their e-mail address.

ACTION ITEM: Angela to circulate list of annual meeting responses. Board members to telephone those who have not yet responded.

Ron asked for suggestions on topics to be included in this President's Report. It was agreed he should talk about D&C Guideline revisions, covenant enforcement following complaints from neighbors, high speed internet, water supply for buildout, backflow preventors, fence repair and the entrance sign.

It was agreed Curt would talk about the CIP project, including giving numbers of existing and proposed tie-ins to the gas line and Ron would talk about the financial aspects of CIP. Chuck and Melanie would talk about weed control and Chuck was asked to follow-up with Adeena Green in an attempt to persuade her to attend the meeting.

Gordon suggested holding the work day at 9 A.M. on Wednesday, July 13 as this would present opportunities at the annual meeting and the BBQ/potluck to recruit volunteers for fence repair, general clean-up and weed pulling (if weather permitted). It was agreed a sign-up sheet would be available at the annual meeting and the BBQ/potluck.

Ron suggested including the work day in his letter to be distributed with the July 1 invoices.

8. **Preparation for BBQ/Potluck.** Lara volunteered her husband and their pickup truck for collection of the BBQs on Saturday, July 9 at 4 P.M. Gabi said she would be out of town on that day but volunteered her BBQ. Lash volunteered his BBQ and Curt said he would speak to the MacCleans and McNetts to see if their BBQ would be available again. Chuck, Ron and Lash said they would cook.

It was agreed Gordon should contact the Wheelers to get a price for renting a tent and some tables and chairs for the event.

ACTION ITEM: **Moscattellis collecting BBQs.**
 Curt to contact MacCleans and McNetts for BBQs.
 Gordon to contact Wheelers for rental.
 Ron, Chuck and Lash to be chefs.
 Gordon and Angela to obtain food and beverages.

9. **Water Issues.** Chuck said that approval for the W&S work on the pump station was required from the same State official as MLPC had been dealing with for the gas line over the Dam and therefore a quick and cheap resolution was not expected. Chuck said it was unlikely that a decision would be given this year but as the pump station was not needed for a couple of years it should not present a problem for any MLPC owners.

Chuck explained that W&S had removed their dissent to the Upper Gunnison River Conservancy District acquiring water in Long Lake. He said that as soon as the withdrawal had been made the Water Court authorized Upper Gunnison River Conservancy to go ahead with their plans. Chuck said it would be necessary for them to make infrastructure improvements this summer.

Chuck said W&S had invested in new telemetry for water and sewer instrumentation which would allow remote readings even during periods of heavy snow.

10. **Tennis Courts.** It was agreed that following the expense of repairing 3 courts this year no additional funds were available until a thorough review of the recreation area had been completed. Gordon was asked to contact Roger and advise him of this decision.

ACTION ITEM: **Gordon to e-mail Roger Cram.**

11. **Meridian Lake Meadows.** Curt said there was no news in the Meadows except that lots continue to sell for higher prices. Angela said that prices had doubled in the past year.

12. **Pristine Point.** Chuck said two board members, Alan Wolff and Kurt Giesselman, had resigned this month and the Pristine Point Board was presently operating with 3 members. However, as all 3 members were full-time residents he said they wanted to recruit additional people who were part-time residents. Chuck said Pristine Point wanted to eradicate the noxious weeds and the Board had volunteered to spray Redeem on the Dam and to pull daisies. Chuck said Melanie had purchased on behalf of MLPC 2 gallons of concentrate, a sprayer, gloves and a mask. He said these items were stored in the shed at the tennis courts.

13. **Miscellaneous.** Curt said he had asked Alan Moores to look into the possibility of the County supplying MLPC with seed at cost but had not received an answer.

It was generally agreed that the dog problem was getting worse but nobody had an immediate answer on how to solve the problem. Chuck said CB South had hired a "dog catcher" and introduced a fining system. This approach had been extremely successful. However, it was acknowledged that CB South had County backing and that the County was not willing to consider that option for MLPC. Concern was expressed about liability to the Association but also about what the future policy should or could be. It was generally agreed that this topic required further discussion. Gabi suggested the board communicate whatever our intentions are for a new dog control policy before implementing a new policy. Ron said he would raise the issue at the Annual Meeting.

14. **Date of Next Meeting.** The Annual Meeting will be July 6, the BBQ/Potluck on July 9 and the next Board Meeting on July 21.

The meeting adjourned at 9:30 p.m.


Prepared by Angela H. Reeves