

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, MARCH 15, 2007
7:00 P.M.
42 STREAM VIEW LANE**

Present: Chuck McGinnis Gabi Prochaska
 Bill Ronai (by phone) Andrew Shoup
 Gordon and Angela Reeves, Managers

1. **Establish Quorum and Approval of 01/18/07 and 02/20/07 Minutes.**

Chuck made a motion to approve the 01/18/07 and 02/20/07 minutes as distributed. Andrew seconded the motion and it was unanimously approved. Angela said the following items had been approved by the Board since the previous meetings:

Refund of security deposit to Lot 6, Filing 3
Adjusting CIP loan payments with Community Banks
Wording of the April 1, 2007 newsletter

Chuck made a motion to formally approve and have made part of the minutes the above mentioned decisions. Andrew seconded the motion and it was unanimously approved.

2. **Water Issues.** Chuck explained that the Water District still had concerns about the ability of MLPC to enforce the use of sprinkler systems in homes larger than 4,800 s.f. and had asked for a letter from the County confirming that they would enforce the sprinkler systems where needed. Prior to the meeting Chuck had distributed a memo from Stantec to the Water District regarding MLP Fire Storage System Alternatives. The memo outlined three alternatives with pricing, although Chuck cautioned that reclamation and landscaping costs were not included in the figures. He explained that access to the storage tank would be via the right of way and service road and said it would also be necessary to have a staging area for equipment close to the tank and within the right of way. Chuck said the Water District was looking at various options and locations for temporary water storage during the time of construction of the storage system. Chuck explained that upgrades to the storage system were being scheduled for 2008, at the earliest. After a short discussion it was unanimously agreed that Option 1 met the needs of the association, had the shortest period of time to rely on temporary water storage tanks and was also the least expensive. However, if further studies revealed problems with the integrity or foundation of the existing tank the Board would reconsider the options.

Chuck explained that the pump station and water treatment plant projects were both out to bid as one contract. Because of State requirements adjustments had been made to the foundation and the price of the pump station had significantly increased. The new pump station cost, plus the expansion of the Water Treatment Plant, should pretty much deplete any capital reserves MLPC has accumulated with the District. The financing of

improvements to the fire suppression system, while not yet firmly decided, will probably require a bond issue.

ACTION ITEM: Chuck to speak with David Baumgarten, County Attorney, regarding the Water District question about enforcement.

3. **Architectural Control Committee Update.** Prior to the meeting a Design and Construction Status report had been distributed. Andrew said that F2, L19 had requested a color change for their siding. He said the material would be reclaimed barn siding. The vertical siding would have a reddish tinge and the horizontal siding would be natural mid-brown. Andrew made a motion to approve the material and color choices. Chuck seconded the motion and it was approved. Andrew said that he was waiting for the F2, L51 owner to deliver a D&C Checklist, stamped foundation drawings and the security deposit. Andrew said he would remind the owner that the review would not start until everything was complete.

Andrew explained that an owner had expressed concern that some owners are required to contact their neighbors before construction is approved but others are not required to do so. This is a mis-perception. Owners are not *required* to contact their neighbors for new or remodel projects but they may be asked to do so by the ACC. After discussion it was agreed that any modifications to an existing home which might impact neighbors especially if a variance was involved, would generally cause the ACC to contact neighbors to get their input, but should not be viewed as giving neighbors veto rights. However, plans for new construction which generally conform to MLPC Covenants and D&C Guidelines would likely not involve neighbor contacts unless an unusual situation warranted that action.

Bill said the owners of F3, L41 had made some modification to their exterior lighting and that MLM would approve the refund of the \$500 security deposit. Chuck made the motion to refund the \$500 subject to Andrew confirming that the lights were satisfactory and that all construction debris had been removed. Bill seconded the motion and it was unanimously approved.

ACTION ITEM: Andrew to review lights at F3, L41. Andrew to write a security deposit return letter to the McNetts.

Chuck said he would review the Design Guidelines one more time for the fire suppression revisions and circulate the document to the Board for a final review before asking Gordon to load the revised guidelines on the website.

ACTION ITEM: Chuck to distribute revised Design Guidelines.

Bill said the owner of F3, L21 would be submitting plans for review. He said the MLM Board had agreed to grant a variance for the height of the building due to the steepness of the lot and is awaiting final submission of final plans to ascertain whether that variance has been complied with.

4. **Finance Report.** Angela said a draft 2007/08 budget had been circulated to the Board in February and following comments some minor adjustments had been made to line items. She said that the dues would remain at the present level and that 2006/07 fiscal year end actuals would finish within budget. Chuck made the motion to approve the 2007/08 Operating Budget. Bill seconded the motion and it was unanimously approved.

Angela confirmed the bank had adjusted the quarterly CIP financing payments to \$4,200. She said that subject to rebates being received from Atmos Gas for the connection of six new homes she expected the Association to have approximately \$81,700 to refund to owners in May, 2007. Angela confirmed that checks would be mailed to owners with the annual meeting package and that payments would be made directly to the Bank for the owners participating in the financing option. The refund for Owners participating in the financing option is to be applied as a prepayment in reverse order of maturity. Chuck made a motion to approve the CIP 2007/08 budget. Gabi seconded the motion and it was unanimously approved.

Chuck made a motion to approve the 2007/08 capital reserve budget. Andrew seconded the motion and it was unanimously approved.

5. **Covenant Violations.** Chuck said the backhoe had been removed from F2, L67. Gabi agreed to contact the owner of F4, L17B and request the immediate removal of the snowmobile. It was unanimously agreed that as appropriate legal notice had been given to an owner the snowmobile would be towed if it was not removed by the weekend by the owner.

ACTION ITEM: Gabi to contact F4, L17B.

6. **Washington Gulch Trailhead.** Chuck said there would be a public meeting in April to discuss use of the Washington Gulch Trailhead. The Washington Gulch Working Group has not been reconvened to discuss the current use issues.

7. **Meridian Lake Meadows Update.** Bill said the owner of Lot 13 was renting his two units short term but the website advertising the property still had references to renting single rooms. Bill said he was working with the owner to amend the website.

8. **Pristine Point Update.** Angela said that they had not been able to find a Pristine Point owner willing to join the MLPC Board. Chuck agreed to follow up with his neighbors.

ACTION ITEM: Chuck to contact PP owners.

9. **Date of Next Meeting.** May 17, 2007.

The meeting adjourned at 9:20 p.m.

Prepared by Angela H. Reeves