

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, MAY 18, 2006
7:00 P.M.
42 STREAM VIEW LANE**

Present: Ron Baker (by phone) Gabi Prochaska
Chuck McGinnis (by phone) Lara Moscatelli
Bill Ronai Curt Wilker
Andrew Shoup Melanie Rees (Item 2)
Gordon and Angela Reeves, Managers

1. **Establish Quorum and Approval of 03/16/06 Minutes.** Bill made the motion to approve the March 16, 2006 Minutes as distributed. Lara seconded the motion and it was unanimously approved. Since the March meeting the Board had unanimously approved via e-mail plans for additions to F2, L52 and F2, L36 and a deck enlargement and dog fence for F2, L51.

2. **2006 Weed Abatement Program.** Melanie Rees joined the meeting to explain the 2006 priorities to eradicate weeds in Meridian Lake Park. Melanie said she was working with Gunnison County to coordinate spraying and would also be contracting with Jim Berry, a local herbicide expert, to spray the common areas within the subdivision. She said she would schedule several weed pulls and it was agreed that Melanie would prepare a flyer to be inserted in the Annual Meeting package to encourage people to volunteer to pull weeds.

Melanie encouraged the Board to set up a Beautification Committee to coordinate reseeding and trash collection in addition to weed eradication.

Melanie explained that although some vacant lots had a weed problem the areas most impacted were developed lots because of the disturbance to the soil. After a short discussion it was unanimously agreed that owners would be contacted and encouraged to deal with the weeds on their lot. If the owner did not want to, or was unable to remove the weeds themselves the Association would hire people to do the work and the owner would be invoiced for the cost of the labor.

Melanie agreed to prepare a list of names of the lots that required attention and Board members would telephone those individuals. Melanie said she would draft guidelines for the Board and also follow-up letters to owners.

Melanie said it would take 3 – 4 years to eradicate the weeds in MLPC.

ACTION ITEM: Melanie Rees to prepare a list of lots requiring weed pulling or spraying. Board members to telephone owners.

3. **Architectural Control Committee Update.** Chuck had distributed a Design and Construction Status prior to the meeting. Bill said F3, L26 were within the 30 day response period and they were working on two solutions to bring their exterior lights into compliance with the Covenants.

Chuck had also distributed a MLPC Security Deposit Refund Schedule prior to the meeting. He explained that owners had one year after occupying the premises to complete the project and receive a refund of their security deposit. Owners could approach the Board and request an extension of the year, if necessary. He said the document would assist the Board in tracking the various projects. Chuck said he would draft form letters and circulate them to the Board for approval. The ACC will monitor notification dates and send a copy of the appropriate letter to owners through Angela.

ACTION ITEM: Chuck to draft form letters regarding security deposit refund.

As previous requests that F3, L31 remove a trailer and construction materials from their lot had been ignored Bill made the motion that the owners would receive a letter giving them 30 days to cleanup the lot or forfeit the \$1,000 security deposit. Chuck seconded the motion and it was unanimously approved. Chuck agreed to write the letter.

ACTION ITEM: Chuck to write letter to F3, L31.

Bill agreed to telephone F3, L2 and F3, L6 to find out when they would be finishing the work on their lots. Both these lots have approved extensions and are “on the clock”.

ACTION ITEM: Bill to contact F3, L2 and F3, L6.

Chuck explained the Board had adopted standards for a style of dog fencing but had never discussed who would qualify and how requests would be handled by the Board. Curt said that modern technology had produced excellent electric fencing to contain dogs which was relatively inexpensive compared to fencing. Andrew said he had found an excellent wireless system which was effective year round and agreed to obtain details so that the information could be posted on the website.

ACTION ITEM: Andrew to supply information on wireless dog containment. Gordon to load information on website.

After a short discussion it was agreed to adopt the following trial policy for dog fence requests. Owners requesting a dog fence will be asked to come before the Board and they will be encouraged to install an electric dog containment system. If they could

not or would not take that approach then their request will be evaluated on a case by case basis, considering the precedents to date.

Andrew said F2, L28 had submitted a detailed proposal for a temporary dog fence. He said the ACC recommended approval as the fence would be at the side of the house and shielded by trees. Andrew made a motion to approve the May 16, 2006 submittal. Lara seconded the motion and it was unanimously approved.

ACTION ITEM: Andrew to contact F2, L28 to advise them of approval.

After a short discussion it was agreed that the current guidelines regarding setbacks were acceptable and that requests would be considered on a case by case basis and variances given when appropriate. The current guidelines do not allow any penetrations into setbacks without a variance from the Board.

Gordon confirmed the dog fencing standards had been inserted into the revised D&C Guidelines and installed on the website. Chuck asked that the revised dog fence guidelines also be shown as a "new item" on the home page.

Lara said F2, L3 were requesting approval to use corrugated rusted metal to cover a 14 x 3 foot area of exposed foundation. It was agreed the ACC would review the request and make a recommendation to the Board.

ACTION ITEM: ACC to review F2, L3 proposal.

Chuck said F4, L8 had submitted revised plans but not all issues had been addressed and Chuck said he would contact the architect and report back to the Board. Angela said she had met with the contractor and requested a completed Design Checklist and security deposit.

ACTION ITEM: Chuck to contact F4, L8 architect.

4. **Finance Report.** Angela said David Leinsdorf had sent a demand letter to F2, L42 for payment of dues and special assessments. She said that two owners had paid their special assessment in full.

After a short discussion Chuck made a motion to repair Courts 1 and 2 this year and defer maintenance on Courts 3 and 4 until after it was determined how these courts would be impacted by the proposed new playground. Bill seconded the motion and it was unanimously approved. Angela agreed to contact the repair company.

ACTION ITEM: Angela to contact tennis court repair company.

Angela agreed to speak to Mt. CB Water and Sanitation about the manhole by the tennis courts and request that it be locked so that children could not remove the cover.

ACTION ITEM: Angela to contact Mt. CB Water & Sanitation.

Angela said the perimeter cattle fence was in poor repair and it was agreed she should obtain several quotes and report back to the Board.

ACTION ITEM: Angela to obtain quotes for fence repair.

5. **CIP Update.** After a lengthy discussion Chuck made the motion that thirteen of the fourteen damaged culverts should be immediately repaired as part of the Capital Improvement Project. As the fourteenth owner had never completed their driveway to the County's satisfaction that owner would be financially responsible for the upgrade of the culvert. Bill seconded the motion and it was approved with one dissenter. Bill agreed to meet with Allan Moores of the County and coordinate the culvert repair with a local contractor and notify the owner of F3, L6 of the need for immediate work on their driveway.

ACTION ITEM: Bill to coordinate culvert repair.

After a short discussion it was agreed that it was not necessary for the Association to incur the expense of paving the parking area by the tennis courts or the snow storage area at the top of Meridian Lake Drive. It was also decided that any decision regarding the material or method to hard surface the roads should be taken by the County. Reseeding of areas disturbed by the road paving would be discussed at the July meeting and would be a CIP expense.

ACTION ITEM: Ron to continue communication with the County regarding paving.

Angela agreed to contact the County regarding the street signs that had been damaged by snowplows.

ACTION ITEM: Angela to contact County about street signs.

6. **School Bus Service.** Ron said representatives of the School Board and the County were still discussing the bus service and had a meeting scheduled for the second week of June. Ron said the installation of additional guardrail was dependent on availability of County funds.

7. **Playground Status.** Andrew reported that he and Lara were working with Recreation Plus of Golden, Colorado on several playground alternatives. It was agreed that Recreation Plus should prepare and price several different options utilizing the space of Courts 4 and possibly Court 3 and supply the information to the Board by June 10. After review by the Board, these options may be shared with the membership at the Annual Meeting.

ACTION ITEM: Andrew and Lara to work with Recreation Plus.

8. **Public Advertising of Access Points to the National Forest.** After a short discussion Bill made the motion to obtain a wooden sign stating “Public Access to National Forest” to be installed on the post by F3, L50. Chuck seconded the motion and it was unanimously approved. Bill agreed to contact the owners of F3, L50 regarding the sign.

ACTION ITEM: Angela to order sign from The Sign Guys. Bill to contact F3, L50.

9. **Water Issues.** Chuck said the geotechnical work at the base of the dam had raised some issues which would involve additional research and possibly additional cost. The new issues may require additional support and may push the start of the project into 2007.

Chuck said Mt. Crested Butte Water & Sanitation had decided to place stricter watering restrictions on MLPC versus the rest of the District during the summer because of the high water usage in the previous years. MLPC will be on an every other day schedule.

10. **July 1, 2006 Family Party.** It was agreed that a flyer promoting the family party would be mailed with the annual meeting packets. It was also agreed that a 20x20 and a 10x10 canopy should be ordered from It’s a Butteful Day and a couple of banquet tables. Gordon and Lara said they would coordinate the collection of barbeques.

ACTION ITEM: Angela to prepare flyer and order canopies. Gordon & Lara to coordinate barbeques.

11. **July 5, 2006 Annual Meeting.** After a short discussion it was agreed that the Annual Meeting would start at 5:30 pm because of music festival conflicts. The Annual Meeting notices would be mailed on May 26, 2006.

ACTION ITEM: Angela and Gordon to mail Annual Meeting packets.

12. **Meridian Lake Meadows Update.** Bill said a second meeting would be held with F3, L13 regarding the operation of a bed and breakfast. Bill said the website no longer had links to weddings.

13. **Pristine Point Update.** Angela said there was nothing new to report.

14. **Date of Next Meeting.** Bill said he had a conflict on July 20, 2006 and alternative dates would be considered.

The meeting adjourned at 10:55 p.m.

Prepared by Angela H. Reeves