

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, MAY 17, 2007
7:00 P.M.
42 STREAM VIEW LANE**

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

1. **Establish Quorum and Approval of 03/15/07 Minutes.** Bill made a motion to approve the 03/15/07 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:

Lot 60, F2 Remodel approval
Lot 14, F3 Change of materials approved
D&C Guidelines updated and loaded on website
Approval of color for residing of Water Treatment Plant

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

2. **ACC Update.** Andrew updated the Board on the progress of current construction projects. Angela said she had received a sample of the synthetic slate roofing from Michael Helland for L49, F3. It was agreed that the new material should be reviewed by all Board members. Bill said that MLM would not approve the use of rusted corrugated metal.

Andrew Hadley and Michael and Don of Green Robin Builders attended the meeting to appeal the ACC recommendation to deny approval of the plans for Lot 21, F3. Andrew said the lot was steep and a difficult site to build on. He said that he had met with MLM on several occasions to discuss house plans and that MLM had approved the plans in their current form. He said they planned to carve 12 feet out of the hillside and step the house up the hill with the highest point being a small office in a tower which would require a variance because of the height. Andrew stated that although the structure exceeded the maximum 35 foot height, the house was small in size and the actual mass exceeding 35 feet was minimal. Andrew said his client did not want to move the office to a different location to bring the house into compliance with the Design Guidelines and requested that the Board amend their Design Guidelines to allow for taller structures (within the LUR) on steeper lots.

Andrew, Michael and Don left the meeting and the review of the plans continued. After much discussion including whether to amend the D&C Guidelines to consider structural

mass on steep slopes. Chuck made the motion that formalized the ACC recommendation that the design for L21, F3 not be accepted in its present form. Bill seconded the motion. It was agreed that all members of the Board would submit their vote to the Managers by end of day on Sunday.

3. **CIP Refund.** After a short discussion Chuck made the motion to refund \$400 to each owner. Bill seconded the motion and it was unanimously approved. The \$6,000 balance of funds would be held to cover the cost of any unforeseen road expenses. Ron asked that the Managers speak to the owners of L19, F2 regarding their contractor having to cut across the road to access the water line and also to speak to SGM to find out why the problem occurred and try to establish if the situation was an isolated incident or if other problems could be expected.

ACTION ITEM: Managers to contact L19, F2 and SGM.

It was agreed that subject to a couple of minor changes Ron's covering letter would be mailed with CIP refund checks.

4. **Finance Report.** Angela had distributed a financial report as of 5/16/07. She explained that during Doug Gorman's review of the 2006/07 figures he had discovered that four CIP owners had not been receiving invoices for their financing payments. Angela said she had sent invoices, with a letter of explanation, to the owners and expected to receive the payments shortly.

5. **Results of Recycling Questionnaire.** Angela said responses so far were 26 to discontinue recycling and 15 to continue. The Managers were asked to review the responses and explain to the Board how many full-time and part-time responses had been received.

ACTION ITEM: Managers to review Questionnaire responses.

6. **Annual Meeting and Party.** After a short discussion it was agreed that the Managers would contact local caterers and obtain prices for catering the party. Ron asked that the Annual Meeting proxy document be amended to request notification of who would be attending the party.

7. **Water Issues.** Chuck said a letter from Mt. CB Water and San District would be received soon explaining a landscape plan at the Water Treatment Plant. He asked that the Board either approve this plan or provide feedback to the Water District as soon as possible after we receive the request.

Chuck said a thorough review of the MLPC/W&S financial history was being conducted and although it was not fully completed it appeared that there may be sufficient funds for two projects but the fire suppression project would have to be funded by a bond.

Chuck said the Water Treatment Plant expansion would be completed this Summer. However, all other work was either in the engineering stage or W&S were waiting for a second round of bids to come in.

8. **Meridian Lake Meadows Update.** Bill said L13, F3 were amending their website to show that they were short term renting the units, but not individual rooms.

9. **Pristine Point Update.** Angela said Pristine Point was hiring Trapper to repair their perimeter fence. It was unanimously agreed that Trapper should also be hired again to repair the Meridian Lake Park fence. Ron said Pristine Point had asked for his help in approaching the County regarding the County maintaining the private roads. Due to financial pressures, the county has rejected the request.

9. **Date of Next Meeting.** July 19, 2007.

The Managers were asked to look at the signs in Filings 1 and 2 and possibly obtain a quote from the Sign Guys for their replacement.

ACTION ITEM: Managers to review street signs.

The meeting adjourned at 10:20 p.m.

Prepared by Angela H. Reeves