

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, NOVEMBER 17, 2005
7:00 P.M.
42 STREAM VIEW LANE**

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

1. **Establish Quorum and Approval of 9/15/05 Minutes.** Bill made the motion to approve the September 15, 2005 Minutes as distributed. Andrew seconded the motion and it was unanimously approved.

2. **Architectural Control Committee.** Chuck had distributed the Design and Construction Status prior to the meeting.

Chuck and Andrew explained that F2, L6 had expressed concern that he would not be able to fit his 3,600 sq. ft. house on his lot without exceeding the 30% limit which was introduced in the last revision of the Design & Construction Guidelines. It was agreed that it was not possible for the Board to make any decision without seeing plans that clearly depicted all measurements. Andrew agreed to follow-up with the owner.

ACTION ITEM: Andrew to contact owner regarding detailed plans.

Chuck explained that F2, L56 had submitted plans for adding a deck at the front of their house on the second story. However, at the same time, the Board had received complaints about exterior lighting which did not have shielded bulbs and a dog fence which had chicken wire. After some discussion it was agreed that the complaints must be addressed before the new deck would be considered. With the unanimous approval of the Board, Andrew was asked to contact the owner and request that the exterior lighting be brought into compliance and the dog fence changed to meet the design previously approved by the Board, which was based on the dog fence at F2, L5. It was also agreed that the exposed concrete must be covered with an acceptable material and that when the new second floor deck was approved a security deposit would be collected and only refunded once the deck, the exterior lighting and concrete covering had been completed.

ACTION ITEM: Andrew to contact F2, L56 owner regarding deck, exterior lighting, dog fence and exposed concrete.

Chuck asked Angela and Gordon to prepare a file of approved down-lighting to guide owners in selecting an acceptable light fitting.

ACTION ITEM: Angela and Gordon to prepare a file of approved down-lighting.

Chuck made the motion that the Board adopts a split rail fence with 6" or 4" rectangular welded wire mesh (WWM) to be the standard for any future dog fence requests. Bill seconded the motion and it was unanimously approved.

Bill explained the MLM Board had gone back to the architect regarding the F3, L39 plans as they felt that the proposed design was not in harmony with other homes in the area. He said some owners had also expressed concern about the location of the house within the building envelope.

Bill explained the MLM Board had sent a letter to the F3, L9 owners denying their preliminary plans because the design was not in harmony with the surrounding environs. MLM had said this effect was created, in part, by the turret in combination with the overall height of the house. The owners were not happy with the decision but did not want to meet with the Board without an attorney being present. The MLM Board had met with David Leinsdorf and he had agreed that he should contact their attorney and say that the turret would not be approved and the height should be reduced. After a short discussion it was unanimously agreed that MLPC could not support a height variance for the house. Angela was asked to pass the results of that vote to David Leinsdorf to relay to Laura Magner.

ACTION ITEM: Angela to contact David Leinsdorf.

Chuck said F4, L13 had requested a deck addition and modification of their entryway. It was unanimously agreed that the plans were acceptable but modification of exterior lighting to bring the light fittings into compliance with the covenants must be completed.

ACTION ITEM: Chuck to contact the F4, L13 owners regarding exterior lighting.

Chuck said F3, L2 had requested the return of their \$1,000 security deposit. He said the lot was tidy and they had landscaped and seeded. However, the approved plans showed a landscaped walkway from the front door to the parking area which had not been constructed. Bill agreed to speak to the owners to find out if they intended to put in that walkway. It was unanimously agreed the deposit or a portion of the deposit could be returned once Bill found out what their intentions were.

**ACTION ITEM: Bill to contact F3, L2 owners regarding walkway.
Angela to draft letter for deposit return**

Chuck said F3, L31 had requested the return of their \$1,000 security deposit. It was unanimously agreed the deposit could be returned when the owner removed the trailer and wood from the site.

ACTION ITEM: Bill to contact F3, L31 to confirm removal of trailer and wood.

After a short discussion it was agreed that Bill would contact F3, L6 to remind them that they had said the exterior siding and deck rails on their house would be completed by November 30. It was agreed that if the work was not completed and no new acceptable plan filed with the Board for the completion, the \$1,000 would be forfeited.

ACTION ITEM: Bill to contact F3, L6.

Chuck said F3, L10 were approaching the one year anniversary of occupying their house but the retaining wall was still exposed concrete and top soil had to be spread. Bill said he had asked the owners to submit a written request for a time extension to finish the work but nothing had been received.

ACTION ITEM: Bill to contact F3, L10.

After a short discussion it was agreed the members of the Architectural Control Committee would work with the Managers to ensure that owners were aware of Section 2.8.2 in the Design & Construction Guidelines which addressed final completion of the project and refund of the security deposit.

3. **Dogs at Large**. Angela said a complaint had been received from F1, L27 regarding his neighbors (F1, L29) dogs roaming and acting in a threatening manner. After a short discussion it was agreed that Ron would contact the owner of the dogs and Angela would advise F1, L27 of the Board's action and to tell him to contact the Mt. Crested Butte police if he felt threatened by the dogs again.

4. **Finance Report**. Angela had distributed a financial report to the Board prior to the meeting. She explained that expenses were running a little high to budget and she expected the year end figures to be approximately 6% above budget. She said that a dues increase in the 2006/07 financial year would be necessary and Ron asked all board members to be ready to discuss a new budget at the January meeting. He asked that the board consider the dues split between homes and vacant lots prior to that meeting. Chuck asked that a 3/31/06 projection be included in the January financial report.

**ACTION ITEM: Angela to prepare 3/31/06 projection.
Board members to consider entries for 2006/07 budget.**

After a short discussion Ron agreed to write to the School Board, on behalf of the Association, and request that the school bus resume its Meridian Lake route.

ACTION ITEM: Ron to write to the School Board.

5. **Washington Gulch Winter Use.** Angela read a letter received from Ralph R. Allen & Sons, Inc. asking that the Association contact all owners telling them that nobody had permission to snowmobile, hike or snowshoe on Allen land except when the Snodgrass Trail was open to the public. It was agreed that Ron would draft a letter to go to all owners with the January invoices and signs would be placed where necessary.

ACTION ITEM: Ron to draft a letter to the Allens and owners.

Chuck said the Forest Service was presently in its public comment period but once that was over on December 2, the decision regarding winter usage of Washington Gulch should be finalized. It was agreed that a prominent newsletter article should be mailed with the January invoices explaining the changes and operation of the new plan. Ron reminded everyone to submit ideas for the newsletter.

ACTION ITEM: All board members to submit information for the newsletter.

Chuck said the Forest Service and the County had said they would be responsive to parking problems at the trailhead. Chuck asked everyone to help in taking digital pictures of the parking problems so that the County Commissioners would have evidence of the problem.

ACTION ITEM: All board members and the managers to take digital photographs of congested parking areas.

6. **Water Issues.** Chuck said Frank Glick of Water & San had responded promptly to the Association's letter regarding a pre-settlement tank with a very good, detailed reply. Chuck said he had completed some further research and was confident that the Yaklich Ditch could produce sufficient water for the subdivision for several years even if the pump station was further delayed. He also said that Water & San were holding sufficient MLPC funds to pay for the increased cost of the pump station. Chuck said Water & San were continuing to review options for future water storage.

Ron said he was continuing his research into who held the recreational rights on the reservoir.

7. **Rules and Regulations.** Chuck made the motion to accept the 7 Rules and Regulations requested by Senate Bill 100 and to load them on the website. Bill seconded the motion and it was unanimously approved.

ACTION ITEM: Gordon to load rules and regulations on the website.

8. **Plastic Recycling Policy.** After a short discussion it was agreed that Ron would speak to Jim Starr about the County allowing Waste Management to recycle plastics.

ACTION ITEM: Ron to speak to Jim Starr about plastic recycling.

9. **Meridian Lake Meadows Update.** Bill explained that very little progress was being made regarding the operation of a bed and breakfast on Lot 13 in the Meadows. The owner had made a cosmetic change to his web site advertising such that he no longer used the words "bed and breakfast", but still advertised the renting of rooms rather than entire units as permitted in the covenants. Bill said Nancy Essex, the Association's attorney, had advised of two options. One option was to formally ask the Planning Commission to send a Notice of Violation which would be followed by a cease and desist letter. Or the second option was to file a Complaint with the Court which would give the owner 20 days to respond in conjunction with asking the County Planning Commission to send a notice. Bill said the attorney recommended the second option. After a short discussion, Bill made the motion, that if the MLM Board agreed to file a Complaint with the court the MLPC Board would support the Complaint and agree to be named on it, if necessary. Curt seconded the motion. The motion received four votes in favor and 3 abstentions.

ACTION ITEM: Bill to contact MLM Board and Nancy Essex.

10. **Pristine Point Update.** Angela said the perimeter fence had been moved at a cost of \$2,450 to Pristine Point. She said that the Board and the owner who had complained about the fence were happy with the new location.

11. **Date of Next Meeting.** January 19, 2006.

The meeting adjourned at 10:45 p.m.

Prepared by Angela H. Reeves