

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, NOVEMBER 16, 2006
7:00 P.M.
42 STREAM VIEW LANE**

Present: Ron Baker (by phone) Chuck McGinnis (by phone)
Lara Moscatelli Andrew Shoup
Gabi Prochaska David White
Gordon and Angela Reeves, Managers

1. **Establish Quorum and Approval of 09/28/06 Minutes.** Angela said the following items had been approved by the Board since the July 20, 2006 meeting:

F2, L51 landscape plan and berm authorization
F2, L50 driveway revision and setback variance

Chuck reminded everyone that it had been necessary to issue a setback variance to F2, L50 to allow for the driveway to be at the correct grade. Chuck made a motion to approve the September 28, 2006 minutes as distributed and to formally approve and have made part of the minutes both of the above mentioned decisions. Andrew seconded the motion and it was unanimously approved.

2. **Architectural Control Committee Update.** Andrew said he had toured the four filings and had nothing new to add to the Design and Construction Status.

After a short discussion Chuck made the motion to refund the remaining 50% of the security deposit for F3, L2. Lara seconded the motion and it was unanimously approved.

ACTION ITEM: Angela to refund remaining security deposit to F3, L2.

Angela said the owner of F3, L6 had to do a small amount of finish work on the rock and then he would remove the scaffolding. Chuck made the motion to refund the security deposit once the rock work was completed, the scaffolding had been removed and the MLM Board had approved the refund. Gabi seconded the motion and it was unanimously approved.

After a short discussion it was agreed that Bill should speak to the owner of F3, L10 regarding the area of bare earth between Lot 10 and the new construction at F3, L9. The soil was disturbed by the Lot 10 owner, but appeared to be on Lot 9.

ACTION ITEM: Bill to contact F3, L10.

3. **Finance Report.** Angela said the income and expenses were running close to budget with no areas of concern. Angela said no invoice had been received from the County for the Capital Improvement Project work.

4. **CIP Update.** Angela said it appeared as if preparation work had started for the final section of guardrail at the lower part of Washington Gulch Road. Ron said it appeared there would be surplus funds once the County had been paid. Ron asked all Board members to submit for discussion, prior to the January meeting, three ideas on how to best utilize the surplus funds.

ACTION ITEM: All Board members to submit three suggestions on how to deal with any surplus funds from the CIP.

5. **School Bus Service.** The school bus service could not commence until the guardrail on Washington Gulch Road was completed.

6. **Covenant Violations.** Ron said he had spoken to the owner of F4, L17B and the dirt piles had been spread as promised but the horse box, dosser and an ATV were still parked at the front of the property. Ron said he would contact the owner once again and request that the items be removed within a specific timeframe. If the items were moved it was unanimously decided that no legal action would be taken.

ACTION ITEM: Ron to contact F4, L17B again.

Gabi said the snowmobile at F1, L4 was parked underneath a covered porch. After a short discussion it was agreed that the snowmobile was partially enclosed and was therefore not a violation of the Covenants.

ACTION ITEM: Gabi to update the owner of F1, L4.

Lara said, she had spoken to F1, L13 and he had confirmed that the siding would be replaced as soon as he had the money to do so.

ACTION ITEM: Angela to convey that information to the owner of F1, L10.

Gabi said she had spoken to the owners of F1, L12 and they had confirmed that once the snow melted in the spring they would remove the items under their deck. She said they had reduced the number of vehicles and bikes parked outside their house.

ACTION ITEM: Angela to convey that information to the owner of F1, L10.

Ron said he had received an email from a MLM Board member alerting everyone that F3, L13 had sold but the new owner was still renting individual rooms in the house. After a

short discussion it was agreed that MLM should take the lead on this matter. Angela said Bill intended to call the new owner to discuss the situation.

7. **Playground Status.** Andrew said they would have information for the January meeting.

8. **Water Issues.** Chuck said work on the new pump station would commence during the Spring run-off and the new treatment plant had been approved by the Water & Sanitation District (W&S). Prior to the meeting Chuck had circulated information about two options for improving the fire suppression system. He said that W&S wanted the Board to review the two options and advise them of the preferred method. After a short discussion Ron made the motion that option 2, which proposed an additional 10 feet of water storage being added to the existing storage tank, would be the preferred option. Gabi seconded the motion and it was unanimously approved. Chuck agreed to report back to W&S and advise them of the decision.

ACTION ITEM: Chuck to speak to Frank Glick of W&S.

9. **Winter Travel Guidelines in Washington Gulch.** Chuck said the Forest Service had distributed a list of regulations and guidelines for winter use of Washington Gulch. It was agreed that the information would be loaded onto the Meridian Lake website.

ACTION ITEM: Gordon to install guidelines on the website.

10. **Meridian Lake Meadows Update.** Angela said there were no additional MLM items to discuss.

11. **Pristine Point Update.** Angela said that in an attempt to protect the road surface, Pristine Point had contracted with Rocky Mountain Trees to have their private streets snow-blown instead of plowed.

12. **Date of Next Meeting.** January 18, 2006.

The meeting adjourned at 9:50 p.m.

Prepared by Angela H. Reeves