

seconded the motion and it was unanimously approved and agreed that the letter would be mailed with the October 1 invoices.

After a short discussion Chuck made a motion to accept the revisions to the Design Guidelines with the addition of a sentence explaining that rusted corrugated steel would be acceptable on the exterior of homes if it was an integrated design feature of the house. However, Board approval of the use of the material would still be required. Gabi seconded the motion and it was unanimously approved and it was agreed the revisions would be loaded on the website and reference would be made to the design guideline revisions in the letter going to owners with the October billing and in the newsletter.

ACTION ITEM: Gordon to load design guideline changes on the website.

Chuck said Andrew had reported that the owner of F2 L10 had removed the trash and reseeded all areas. Chuck made a motion to refund the security deposit. Lara seconded the motion and it was unanimously approved.

ACTION ITEM: Chuck to write letter, Angela to refund security deposit.

Bill said that the Meadows intended to start fining at the rate of \$50 per day if the house on F3 L6 was not completed by the September 30, 2006 deadline. Gordon agreed to call the owner and find out when they would completely finish the project. The ACC recommended allowing the owner the remainder of the construction season to finish the rock work without forfeiting the security deposit. Since the Meadows actions were more severe than MLPC's it was agreed The Meadows would take the lead to resolve this situation.

ACTION ITEM: Gordon to telephone F3 L6.

After a short discussion Bill agreed to write to the owner of F3 L26 regarding their exterior lights which still did not meet the downlighting requirement. Angela agreed to contact the County to obtain their requirements for exterior lighting.

ACTION ITEM: Bill to write to F3 L26. Angela to contact the County Building Department.

3. **Finance Report.** Angela said that although the figures showed that every owner, both developed and undeveloped lots, had paid their dues there were some owners who had not paid their July invoices but others had paid for a full year ahead. She said there were no areas of concern in the expenses for operation, CIP or capital.

4. **Water Issues.** Chuck said although the District wanted to complete the new pump station this fall, it was more probably that it would not be installed until next Fall due to engineering issues. Chuck recommended that MLPC seek some assurances from the District on the adequacy of our raw water supply due to this delay. However, Chuck confirmed that as it had been agreed in principle by the District that all tap fees

from Meridian Lake owners would be credited to Meridian Lake capital projects and there should be sufficient money to fund the new pump station, the expansion of the treated water system and the upgrading of the fire suppression system. Bill explained that he, Ron and Chuck had been working with both the fire and water district regarding treated water and fire suppression. The Water District had requested a letter from MLPC detailing what their requirements were and Bill had distributed a draft letter. Chuck made the motion to send the letter to the Water District. Gabi seconded the motion and it was unanimously approved.

ACTION ITEM: Ron to finalize letter to Water District to include a request that both Bill and he be able to call into the upcoming Board meeting.

5. **Meadows Update.** Bill said the issue of the Declarant controlled vehicular easement between Lots 51 and 50 had been resolved and the easement was void and no longer a responsibility of the Association as the Association had signed a Quit Claim Deed. Angela said Lot 13 had sold.

6. **CIP Update.** Ron said the County would begin placing gravel by the edge of the interior roads on Monday. He said the County would immediately commence installing guardrail and work through the weekend. He said that the School Bus service should commence in 2 weeks but asked Lara to contact the School District and local parents. Gabi agreed to contact the owner of F2 L5 regarding the tie-in of his driveway.

**ACTION ITEM: Lara to contact School District and local parents.
Gabi to contact the owner of F2 L5**

Chuck said he and Curt Wilker had walked through the subdivision to identify areas that required reseeding. It was agreed that Chuck would obtain a quote for reseeding the identified areas with native grasses and report back to the Board. It was further agreed to defer reseeding of areas around Washington Gulch and the tennis courts until sufficient funding was included in our operating expense budget next year.

ACTION ITEM: Chuck to obtain quote for reseeding.

7. **Playground Status.** It was agreed that discussion would be postponed until the next meeting.

8. **Weed Management.** Chuck confirmed that over 100 bags of weeds had been removed from the subdivision and Angela confirmed that owners had contributed a total of \$850 for removal of weeds from the privately owned areas.

9. **Covenant Violations.** Chuck said he had spoken to the owner of F1 L13 regarding a roaming dog. Angela said an owner had complained about 6 properties which were violating the Covenants. It was agreed that 2 items had already been addressed and Gabi agreed to contact the owners of F1 L4 and Lot 12 to rectify their

Covenant violations. The other two owners were in Pristine Point and Angela said the violations would be discussed at the PPOA meeting on Tuesday, October 3.

ACTION ITEM: **Gabi to contact owners of F1 L4 and Lot 12 regarding Covenant violations and report back to the Board by e-mail.**
 Angela to update Board after PPOA meeting.
 Angela to email owner with an update of the reported Covenant violations.

9. **Date of Next Meeting.** November 16, 2006.

The meeting adjourned at 9:45 p.m.

Prepared by Angela H. Reeves