

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, AUGUST 18, 2005
7:00 P.M.
42 STREAM VIEW LANE**

Present: Ron Baker
Chuck McGinnis
Curt Wilker
Andrew Shoup
Gabi Prochaska
Gordon and Angela Reeves, Managers

1. **Establish Quorum and Approval of 7/21/05 Minutes.** Chuck made the motion to approve the July 21, 2005 Minutes as distributed. Andy seconded the motion and it was unanimously approved.

2. **Capital Improvement Project.** Curt said the gas portion of the CIP was now completed and he was waiting for final invoices from JCI and Lacy Construction. He said the State had given verbal approval to pave the Dam and the written confirmation should be received in the next few days. Curt said the paving of Washington Gulch had been completed and the County would be back to put gravel at the sides of the road and decide if the recycled asphalt needed additional attention such as sealing.

Curt said a company had been going door to door in the subdivision offering asphalt paving of driveways at approximately half the price of United Companies. He said they were using asphalt from Monarch and had already completed paving of at least 15 driveways. Ron said that he and Curt had met with the company and they would be willing to pave the private Pristine Point roads for a fraction of the cost quoted by United Companies last year. After discussion, Gabi made the motion that Ron should approach Jim Starr one last time to have the private roads paved at the same time as the County subdivision roads. However, if that approach was not successful the Association should enter into a contract with the Monarch paving company to pave the private roads across the Dam. Andy seconded the motion and it was unanimously approved. Ron was asked to explain in the August Newsletter the rationale for paving the dam and private roads now at a lower cost rather than waiting until next year when the county paves the other streets in the community.

ACTION ITEM: Ron to speak to Jim Starr. Curt and Ron to negotiate with Monarch company for paving private roads.

3. **Architectural Control Committee.** Chuck had distributed an updated Design and Construction Status list prior to the meeting. He said Lauer (F1 L17) had submitted his final plans for review and the ACC were presently reviewing them.

Chuck said Lash had questioned the size and shape of the Anderson driveway. Chuck said he had inspected the driveway and the vehicle parking area to the southwest of the driveway had not been paved. Chuck also showed the final approved site plan to the Board and pointed out the variance for a 7 1/2' side setback.

ACTION ITEM: Chuck to get back to Lash.

Roger Cram had sent an e-mail concerning the lack of landscaping to shield the metal siding on the foundation of the Frederick house (F2 L67). The Fredericks had agreed to the landscaping in 2003. It was agreed that Chuck would ask Lash (as the nearest neighbor) to speak to the Fredericks. If Lash could not obtain a satisfactory resolution it was agreed that Gordon would write to John Frederick.

ACTION ITEM: Chuck to contact Lash regarding the Fredericks.

Chuck pointed out that none of the 15+ owners who recently got their driveways paved had asked for permission from the ACC. He said, from an ACC standpoint, that was okay since we have not had a precedent in the past of requiring approval for driveway paving. He said the approval given to the Van Engelns for their cement driveway as really driven by the retaining wall and stairs that accompanied the request. The Board concurred with the ACC position.

Ron said Tricia Kubisiak (F2 L3) was concerned that water from the Weil's house (F2 L11) was being pumped onto her land. It was agreed that Section 7.2e of the Covenants (Drainage) addressed this issue and Andy agreed to speak with the Weils. Ron agreed to contact Tricia Kubisiak.

**ACTION ITEM: Andy to contact Weils.
Ron to contact Kubisiaks.**

4. **Letters regarding Covenant Violations.** Gabi had distributed a draft clarification of vehicle parking in the subdivision and it was agreed that subject to a couple of small amendments the document would be ready to be loaded onto the website.

ACTION ITEM: Gabi to amend vehicle parking document.

5. **Newsletter and 2005 Annual Meeting Minutes.** It was agreed the newsletter would be updated over the next few days and then mailed to owners with the 2005 annual meeting minutes.

**ACTION ITEM: Ron to amend the newsletter.
Gordon and Angela to mail newsletter and minutes.**

6. **Improving Community Relations.** It was agreed the Board should communicate verbally with owners whenever possible and that effort should be made to

make an early connection with new owners. Chuck agreed to circulate the PPOA policy for welcoming new owners.

ACTION ITEM: Chuck to circulate PPOA policy for welcoming new owners.

7. **Future Board Meetings.** It was agreed that after the September board meeting the meetings would be on the third Thursday of every second month. It was also agreed that phone conferences or special meetings would be called between meetings if necessary to discuss complaints or ACC items that required an immediate response from the Board. Angela agreed to e-mail financial reports at the end of each month for the Board's review.

8. **Finance Report.** Angela said the operating expenses were running close to budget and there were no seriously delinquent dues on either regular or special assessments.

9. **Landscaping at Sign.** Angela said RMT&L had made an initial start on the irrigation system and would be back to bury the sump and complete the system as soon as their scheduling allowed.

10. **Water Issues.** Chuck said Mt. CB W&S District was in the early stages of reviewing options to prevent a recurrence of the discolored water caused by the recent heavy rains. He said one option was a pre-settlement pond or tank. He also said the District was reviewing the possibility of using the reservoir water as the primary source for MLPC with the Yaklich Ditch as supplemental water.

Chuck said the Upper Gunnison Conservancy District had just started work on Long Lake and access to the public was being discouraged until they had completed their work.

11. **Reservoir Recreational Use.** Ron said he was waiting to hear from Mark Hamilton and would update the Board as soon as possible.

12. **Perimeter Fencing.** Angela said the Association had incurred approximately \$600 in unbudgeted expenses for fence repair in Filing 1. A short discussion followed on whether to budget for the \$13,000 replacement of the Filing 1 fence in the 2006 budget. The Board's sentiment was to avoid this capital expense if we can successfully repair the existing fence. It was agreed that Curt and Gordon would walk the fence in mid-October and recommend a budget for fence repair in 2006. Ron said he had received a letter from PPOA confirming they would keep the Filing 4 perimeter fence intact and any moving expenses would be incurred solely by PPOA.

11. **Senate Bill 05-100.** Angela agreed to circulate to the Board the Senate Bill's requirements for rules and regulations. Chuck agreed to begin work on preparing these rules and regulations with the assistance of other board members, where necessary.

**ACTION ITEM: Angela to circulate requirements for rules and regulations.
Chuck and the board to prepare documents.**

12. **Meridian Lake Meadows Update.** Curt said Sandy Jenkins (F3 L13) was operating a B&B from his house in Redstone Court in violation of the MLM and MLPC Covenants and the County Land Use Resolution. Curt said a letter had been sent from David Leinsdorf but the B&B was still operating. Curt said he would arrange a meeting with David Leinsdorf and report back to the MLPC board if their involvement was needed.

Angela said two verbal complaints had been received regarding the truck and the waste wood pile at the Zeiter house (F3 L31). Gordon said he had spoken to Chris Zeiter who had agreed to move the truck.

13. **Pristine Point Update.** Chuck said Pristine Point was waiting for a legal option from their attorney, Jill Frazier, regarding the location of the cattle fence along the Forest Service road.

Chuck said two driveways had been paved in Pristine Point this week.

14. **Date of Next Meeting.** September 15, 2005

The meeting adjourned at 9:45 p.m.



Prepared by Angela H. Reeves