

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, AUGUST 12, 2010
7:00 P.M.
42 STREAM VIEW LANE**

Present: Bill Ronai
JC Leacock
Bob Mothershead
Lara Moscatelli
Glena Galloway
Dave White
Gordon and Angela Reeves, Managers

1. **Establish Quorum and Approval of 05/20/10 Minutes.** Lara made a motion to approve the May 20, 2010 Minutes as distributed. Bob seconded the motion and it was unanimously approved. Since the last meeting Angela said the Board had approved, by email, the addition of an exterior staircase and deck at F3 L26 and a remodel project at F2, L37.

2. **Architectural Control Committee Update.** Angela said there was only one house under construction and no new plans had been submitted. John Schwab, owner of F3 L20, joined the meeting to express his concerns about the repainted roof at F4, L14. John explained he was presenting his personal opinion as a concerned property owner and although he had practiced law in the State of Louisiana in the past he was not presenting any legal opinions at the meeting. John said he had conducted some research and felt that the owner of F4, L14 had not received official association approval for the 2001 change during construction to a blue roof. He also explained that he felt the board was negligent in not demanding a different color roof when the roof at F4 L14 was recently sandblasted and repainted in response to the Board's request that the roof be repainted.

John said he had obtained a bid of \$4,000 to repaint the roof at F4 L14 a color conforming to the Design Guidelines but stressed that the work must be done as soon as possible and said the cost should be borne by the owner of F4 L14. John said he felt the argument from the owner that the roof had to be repainted blue as the work was done under warranty was weak and that the association should enter into litigation if the six owners of F4 L14 did not repaint the roof.

Bill said the Board would discuss John's comments and get back to him as soon as they had been able to fully discuss the issue and obtain legal advice. John left the meeting.

The Board discussed the history of the blue roof and advice taken from the association's attorney David Leinsdorf in the past. David Leinsdorf was contacted by phone and he explained that he felt court action would be hugely expensive and possibly not successful. He encouraged the Board to review everything carefully and consider hiring a litigator to review the facts and guide the Board on future actions as he was not a litigator. David left the meeting and the Board continued to discuss options. After a short discussion it was agreed Angela would contact an attorney to review documentation and advise the Board in regard to previous decisions and future actions if appropriate.

Action Item: Angela to find and engage a litigation attorney to review the history of F4 L14.

Angela said some Meridian Lake Meadows owners had been concerned about a geothermal drilling operation started at F3 L51 in June. Angela explained the MLM Board had thoroughly reviewed the issue and although the owner and general contractor had not obtained prior approval for the work, David Houghton, a local engineer with significant knowledge of geothermal, had submitted a report confirming that work had been satisfactorily completed and that the concerns were unfounded.

Angela said a request had been submitted to amend the Design Guidelines so that noisy exterior construction work would only be conducted between 8 am and 6 pm on Saturdays and Sundays. After a short discussion Bill made a motion to amend the Design Guidelines to restrict construction hours to 8 am to 6 pm on Saturdays and Sundays. Glenna seconded the motion and it was unanimously approved. Bill asked Gordon to include that change when updating the MLPC website.

Action Item: Gordon to update MLPC website with construction hours.

Angela said the owners of F2 Lots 6 and 7 were entering into a Memorandum of Agreement which involved swapping small areas of land. After a short discussion it was agreed Angela would write to the owners reminding them that plat amendments, signed by the association would be necessary. Glenna expressed concern about vehicles being parked on the cul-de-sac on a regular basis and frequently blocking the fire hydrant. It was agreed that Angela should also address that in the correspondence.

Action Item: Angela to write to owners of F2 Lots 6 and 7.

3. **Election of Officers.** After a short discussion the following appointments were approved:

President	Bill Ronai
Vice President	JC Leacock
Secretary / Treasurer	Bob Mothershead

ACC Chairperson Glena Galloway
 Bob Mothershead
 Lara Moscatelli

Weed Committee Gary Rainwater
 Anne Ronai

4. **Vehicle Covenant Violations.** Angela said the Board had agreed at the July annual meeting to follow up on some vehicle covenant violations. After a short discussion it was agreed Gordon and Angela would make another inspection of the neighborhood and report back to the Board with an update. It was agreed by those present that no action would be taken if one snowmobile was neatly parked on a lot and partially obscured from view.

Action Item: Angela to update Board on current vehicle covenant violations.

5. **Water Committee.** Bill said Mt. Crested Butte Water & Sanitation District had been told during an accounting review that their present procedure of shadow accounting for MLPC income and expenses did not conform to accepted accounting standards and that Mt. CB Water & San would be considering different options. The Board confirmed the importance of retaining the integrity of the MLPC standalone system. Bill explained Mt. CB Water & San planned the repair of the pump station for this fall; and that our water attorney would continue with the legal clarification regarding use of the extra water in the reservoir via the water court hearing.

6. **Finance Report.** Angela said there were four delinquent owners. After a short discussion it was agreed a lien would be filed against F2 L42 as they presently owed \$1,006.90. Angela explained income and expenses were running close to budget and the repair of two tennis courts had cost \$3,976.

Action item: File lien on F2 L42

7. **Meridian Lake Meadows Update.** Bill said there was nothing new to report from the Meadows.

8. **Pristine Point Update.** Bill said PPOA would be requesting the County maintain the roads within Pristine Point and would be contacting MLPC to request support of the application.

9. **Miscellaneous.** Bob said he had continued to obtain approval for a small launch area by the Washington Gulch side of the dam. Bob explained he had approached Frank Glick of Mt. CB Water & San and Allan Moores of County Road and Bridge and both had been in favor of the proposal. Bob said he would obtain bids for the work and report back to the Board.

Action Item: Bob to obtain bids for preparing a small launch area.

10. **Date of Next Meeting**. The next board meeting was scheduled for September 16, 2010.

The meeting adjourned at 9:15 p.m.

Prepared by Angela H. Reeves