

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, SEPTEMBER 10, 2009
7:00 P.M.
42 STREAM VIEW LANE**

Present: Bill Ronai
Sam Faivre
David White
Lara Moscatelli
Gordon and Angela Reeves, Managers

1. **Establish Quorum and Approval of 07/22/09 and 09/01/09 Minutes.** Lara made a motion to approve the July 22, 2009 Minutes as distributed. Bill seconded the motion and it was unanimously approved. Lara made a motion to approve the September 1, 2009 Minutes as distributed. Sam seconded the motion and it was unanimously approved. Angela said the following items had been approved by the Board since the previous meeting:

a. Fire Suppression Letter sent to Mt. CB W&S

2. **Dog violation procedures document.** Angela said Sherron and Walter Green had suggested some questions to be included on a questionnaire to owners to help establish the extent of the problem and how owners felt about the issues. A long discussion followed and the Board agreed not to pursue the County dog catcher program and not to send out a questionnaire. Bill suggested sending a flyer with the October 1 invoices reminding people that dogs must be kept under control or on a leash and to encourage people to pick up after their dogs. It was agreed that owners experiencing problems should talk directly to the owner of the dog and if that failed to resolve the issues the owner should contact the Managers or the Mt. Crested Butte Police. Bill asked Angela to draft the flyer and also obtain an opinion from David Leinsdorf.

Action Item: Angela to draft flyer and discuss with David Leinsdorf.

3. **Rules and Regulations.** Angela had distributed new wording for the Covenant Violation section of the Rules and Regulations prior to the meeting. She said the wording had been discussed several times by email and at meetings but no final decision had been taken. After a short discussion Bill made a motion to approve the wording with a couple of small amendments. Lara seconded the motion and it was unanimously approved.

4. **Architectural Control Committee Update.** Angela said the contractor at Lot 51, F3 had confirmed silt fencing had been ordered and would be installed within a week. Bill said he would write to the owner of L14, F4 to find out when the damaged roof would be repaired or replaced. It was agreed a clean-up deposits would be discussed at the next meeting. Angela said she had written to the new owner of L26, F3 regarding

their lack of landscaping and had received a response saying they had focused on finishing construction but would be moving onto the landscaping shortly and engaging a local landscape company to do the work. Angela said they had not decided on timing and might wait until the Spring to do the planting.

5. **Discussion of Covenant Violation input received at Special Meeting.** It was agreed the Board would continue to react to complaints regarding covenant violations but as requested at the Special Meeting the Board would approach each complaint with a consistent and tolerant approach. It was agreed that Sam would continue to follow up with the owner of L50 F2 regarding the lack of landscaping.

6. **Discussion of Tennis Courts alternatives received at Special Meeting.** At the Special Meeting an owner had suggested that the tennis players within the community contribute to the rebuilding of one tennis court and the association remove the other three courts and revegetate the area. Angela agreed to provide Bill with a list of tennis playing owners and Bill agreed to write to those owners.

**Action Item: Angela to send list of tennis playing owners to Bill
Bill to write to those owners**

At the Special Meeting it had been suggested that a dock be built at the reservoir and a beach area made. It was agreed that other quotes would be obtained and a decision communicated to owners with the January invoices.

7. **Water Committee.** Bill confirmed Mt. CB Water & Sanitation would not be doing any additional work on fire suppression. Bill explained the pump station was inoperative and had been since the spring run off destroyed struts and pumps in the Pump House. He said outside consultants had confirmed the damage was caused by a design problem and two outside consultants would be inspecting the Pump House and giving recommendations for the rebuilding. Bill said a Mt. CB W&S Special Meeting would be held with the consultants present together with Stantec representatives. Bill said the cost of the rebuilding would not be a cost to MLPC but encouraged board members and the managers to attend the special meeting.

8. **Finance Report.** Angela said the association was almost at the midway point of their financial year and expenses were running close to budget. She said collection of dues was a little slow and there were a few owners who would be two quarters late if they did not make payment by September 30. She said only one owner was seriously delinquent. Angela explained there were still noxious weeds within the subdivision but the \$4,000 allocated in the budget had been spent. After a short discussion it was agreed the \$1,000 under Recreation Area would be spent on removal of noxious weeds.

9. **Meridian Lake Meadows Update.** Bill said the Meridian Lake Meadows Covenants allowed for lot clustering but the MLPC documents were silent on the process. It was agreed that Angela would ask David to advise the board of the correct procedure for approving lot clustering in MLPC.

Action Item: Angela to contact David Leinsdorf

10. **Pristine Point Update**. Angela said PPOA were attempting a covenant amendment so that people on shared driveways would be responsible for paying for snow removal on those shared driveways instead of the association bearing that expense.

11. **Date of Next Meeting**. The next board meeting was scheduled for November 19, 2009.

The meeting adjourned at 9:10 p.m.

Prepared by Angela H. Reeves