

**MINUTES
BOARD OF MANAGERS
MERIDIAN LAKE PARK CORPORATION
THURSDAY, NOVEMBER 19, 2009
7:00 P.M.
42 STREAM VIEW LANE**

Present: Bill Ronai
Sam Faivre
JC Leacock
Bob Mothershead
Gordon and Angela Reeves, Managers

1. **Establish Quorum and Approval of 09/10/09 Minutes.** Sam made a motion to approve the September 10, 2009 Minutes as distributed. Bill seconded the motion and it was unanimously approved. Angela said the following items had been approved by the Board since the previous meeting:

a. Dog flyer mailed to owners on October 1, 2009

2. **Architectural Control Committee Update.** Angela said she had not received an update on the damaged roof at L14, F4 but said she would follow up with Pristine Point. After a short discussion regarding clean-up deposits it was agreed that Angela would obtain copies of the enforcement documents used by CB South and Skyland and report back to the Board. Angela agreed to obtain a written opinion letter from David Leinsdorf regarding lot clustering in MLPC. After a short discussion it was once again agreed that the easement dispute between the owners of Lots 6 and 7 in Filing 1 must be resolved by the owners and the association would not be involved until the owners had clarified the issue of an easement being granted in the past.

Bill said the design approval for L21, F3 had now expired and requested that Angela write to the owner and Andrew Hadley, Architect.

Bill said construction on L52, F3 would probably be put on hold during the winter months and the contractor had agreed to remove the heavy equipment once work stopped.

**Action Items: Angela to contact Pristine Point
Angela to obtain enforcement documents from CB South and Skyland
Angela to obtain an opinion letter from David Leinsdorf regarding lot clustering
Angela to write to the owner and architect of L21, F3**

3. **Discussion of Tennis Courts.** In response to a suggestion made at the September Special Meeting Bill said he had sent emails to the 18 owners who had previously expressed interest in the tennis courts being upgraded. Angela said two

owners had each offered to contribute \$5,000 each towards the cost of a new tennis court subject to various conditions. After a short discussion Angela was asked to draft a tennis court questionnaire to be mailed to all the owners with the January 1 invoices. The board would then review the responses at the March board meeting.

Action Item: Angela to prepare a tennis court questionnaire

4. **Water Committee.** Bill confirmed Stantec had acknowledged responsibility for design problems at the pump station and would be preparing plans, at their expense, for the repair. Bill said larger problems had also been identified and needed to be addressed as the present system at the dam was inadequate to deal with excess water flow in the Spring.

Bill said the final accounting, prepared by Mt. CB Water & San District, for work performed since 1996 came to \$162,000. He explained the District would be making a final decision at their next board meeting but they were considering an interest free loan, over 3 years, which would result in an additional payment of \$25 per month, per lot probably starting January 1, 2010.

Bill said Mt. CB Water & San District had written to the Crested Butte Fire Protection District regarding the \$104,000 spent on fire suppression engineering following the Fire Protection District's recommendation. Bill said a copy of the Fire Protection District's response had been sent to Schmueser Gordon Meyer for their comments.

5. **Finance Report.** Angela explained that at the last meeting she had reported that one owner was seriously delinquent. She said the owner had now paid all arrears together with late fees. However, she cautioned that a different owner had vacated their property and was now three quarters in arrears. It was unanimously agreed that David Leinsdorf would be asked to file a lien.

Action Item: Angela to instruct David Leinsdorf to file a lien on L13, F3

Angela explained the Capital Improvement Project financing account presently had \$12,000 in the account. After a short discussion it was agreed \$6,000 would be transferred to reduce the loan at Community Banks.

Action Item: Angela to transfer CIP funds

Bill volunteered to draft a letter to owners giving them an update on association activities. It was agreed the letter would be mailed with the January 1 invoices.

Action Item: Bill to draft letter to owners

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

7. **Pristine Point Update.** Angela said the PPOA board would be discussing covenant violations at their next meeting as they were attempting to clarify their covenants and rules and regulations regarding trailers. Bob confirmed the lay down perimeter fence was almost complete.

8. **Miscellaneous.** Bob suggested a design for a boat launching area at the reservoir which would be similar to Lake Grant at Skyland. Bob agreed to contact Frank Glick at Mt. CB Water & San District to find out procedures and requirements for work at the reservoir and to also contact Lacy Construction for a quote for the project.

9. **Date of Next Meeting.** The next board meeting was scheduled for January 21, 2010.

The meeting adjourned at 9:15 p.m.

Prepared by Angela H. Reeves