

**MERIDIAN LAKE PARK CORPORATION
MINUTES OF THE SPECIAL HOMEOWNERS'
ASSOCIATION MEETING**

SEPTEMBER 1, 2009 – 5:30 P.M.

**QUEEN OF ALL SAINTS,
CRESTED BUTTE, COLORADO**

Bill Ronai, President of the Association, called the meeting to order at 5:35 p.m. Bill explained there had not been time at the July, 2009 Annual Meeting to discuss in detail issues such as dog control, covenant violations and the tennis courts and so the special meeting had been scheduled to discuss those topics. He said no decisions would be made at the meeting but he encouraged owners to share their ideas and comments to assist the Board in future meetings.

Bill explained dogs within the subdivision was an ongoing concern and over the years it had not been possible to find a solution so the present Board had started to look at alternatives. He said the Board had considered employing a dog catcher within the community although that had been dismissed on the basis of cost. That had led onto researching the possibility of petitioning the Gunnison County Commissioners for inclusion in the Dog Control Area. Bill explained the benefit of that program was that the dog catcher would be paid by the County through the Sheriff's Department. However, it was not possible to select the level of dog control and it had to be an "all or nothing" program. Bill explained that meant dogs must be on a leash when walking through the subdivision and voice command was not considered sufficient. Bill said the Board felt the program was too harsh and it was unfair to impact all dog owners when the problem was really just a handful of problem cases. Several owners present at the meeting agreed with that opinion.

Gordon Reeves explained owners were presently encouraged to speak to their neighbors about roaming dogs and if that failed to resolve the situation to contact the Managers and either the Managers or a Board member contacted the owner. Angela Reeves said a fining mechanism was already in place although she was not aware of any owner being fined for a dog related violation in the past and explained it was sometimes difficult to correctly identify the dog. Suggestions of photographs and spray paint were discussed. Curt Wilker asked that owners clean up after their dogs and said that some owners were already doing that and it was making a difference.

Melanie Rees expressed concern about being denied a dog fence. Bill Ronai encouraged her to review the Design Guidelines as several years ago the MLPC Board had detailed specifications for dog fencing and several owners had since installed dog fencing.

Bill Ronai said the Board would continue to discuss the issue but because of comments made at the meeting he felt it was unlikely the Board would vote in favor of inclusion in the County Dog Control Area.

Bill Ronai said a petition had been delivered to the Board at the Annual Meeting which listed 15 covenant violations within the subdivision regarding the storage of trailers, snowmobiles, boats, ATVs, etc. Angela Reeves said the Board had discussed the list at their July meeting and had asked the Managers to photograph violations throughout the subdivision and Dave White had volunteered to contact those owners. Angela explained the Board wanted to speak with owners about the violation and only follow up with a letter and a potential fine if the initial request to remove the items was not accepted. Angela said Dave White could not be at the meeting but he had sent through a detailed summary of his discussions with the 15 owners and 12 of those owners had either rectified the problem or agreed to look into alternative storage solutions. Two of the owners could not be contacted at the present time and the third issue was the horse trailer in Filing 4. She said some board members understood the need to have the horse trailer as that lot had successfully completed a Covenant Amendment to allow them to keep horses on their lot. However, at the present time the horse trailer was in the subdivision but the horses were not and therefore the Board would be discussing the issue at their next meeting.

Melanie Rees said she had been complaining about the lack of landscaping on a lot for the past year but had never received any communication from the Board. Sam Faivre said he had spoken to the owner during the summer and the owner had started to pull weeds on his lot. Sam agreed to follow-up with the owner and Bill Ronai apologized to Melanie that updates had not been given to Melanie following the initial complaint.

Theresa Guzzetta asked when the landscaping would be completed at 346 Meadow Drive. Angela Reeves said she had written to the owners in the summer requesting an update but as yet had not received a response.

Parry Mothershead said a clause had recently been added to the Pristine Point Rules and Regulations which addressed the issue of repeat offenders and allowed the Board to immediately fine if the violation occurred for a second time and not wait for an additional 30 days. Bill Ronai said the MLPC Board was considering similar wording and would discuss it again at their next Board meeting.

Fae Davidson said they had been on the list of 15 covenant violations for having a flat bed trailer and an ATV parked outside the garage of the house they rented. She said they had moved the items but it was a considerable inconvenience as they were essential tools to their business of fencing, trapping and snow removal and used frequently. Fae explained it was possible to park the items on the driveway and cover them with dark green covers so they would not be clearly visible to passersby or neighbors and asked if the Board would approve that. Bill said the Board would discuss that request at their next board meeting and thanked the Davidsons for attending the meeting.

Bill Ronai said the tennis courts were falling into disrepair and very few people were playing tennis there. Ron Baker said previous discussions had produced a list of 17 people that wanted to play tennis on the courts and he said back in the 90s when the

courts were probably the best in the area they had been used a lot. Bill distributed a list of options identified by the board for the tennis courts together with costs. Melanie Rees expressed concern that all the options were expensive and suggested spending the money instead on a boat launch area and a small beach at the reservoir. Jo Tubb suggested removing the tennis courts and making that area a public amenity and questioned how many children within the subdivision would use a playground. Ron Baker stressed that the Board needed to make a decision quickly as the tennis courts were deteriorating at a fast pace and were becoming an eyesore. Ron suggested restoring one tennis court and removing the other three and landscaping that area. Ron also suggested that the tennis players within the community should be asked for a donation towards the cost of restoring one of the courts. Bill Ronai said the suggestions would be discussed at the next board meeting.

Bill Ronai thanked everyone for attending and for their input. He said once the Board had reviewed the different suggestions they would be in contact with all owners.

The meeting adjourned at 7:15 p.m.

Prepared by Angela H. Reeves