

Pristine Point Owners' Association

Eighth Annual Meeting Minutes

Date: July 2, 2009

Location: 39 Stream View Lane

Attending:

Chuck and Cathy McGinnis (Lot 1)

Kurt and Janet Giesselman (Lot 2)

Marty Evans (Lot 3)

Mike Elmore (Lot 5)

Bob and Parry Mothershead (Lot 7)

Bob Gore (Lot 14)

Henson and Carolyn Moore (Lot 15)

Larry and Ginger Paddock (Lot 16)

Gordon and Angela Reeves (Managers)

Marty Evans called the meeting to order. Angela Reeves said the notification of the meeting was mailed on May 30, 2009, 32 days prior to the meeting. She reported that five proxies had been received from absent owners and with owners of eight lots in attendance the meeting had a quorum (72%). Angela said the Minutes of the Seventh Annual Meeting had been circulated with the Agenda and Kurt Giesselman made a motion to approve the Minutes as circulated. Mike Elmore seconded and the Minutes were unanimously approved.

Reports.

President. Marty Evans asked Parry Mothershead to give an update on the beaver problem. Parry explained beavers had destroyed at least 120 trees within Pristine Point and she had hired Davidson Services to trap them. Within eight days seven beavers had been trapped and released at a location in Taylor. After a short discussion Mike Elmore made a motion to reimburse Parry for the \$575.00 paid to Davidson Services. Henson Moore seconded the motion and it was unanimously approved. Parry explained that Mt. Crested Butte Water & Sanitation were also hiring Davidson Services to trap beavers around the dam. Marty suggested that beaver trapping be written into the easement agreement being negotiated with Mt. CB Water & Sanitation for the flow station.

ACC Member. Kurt Giesselman said there was no new construction occurring within Pristine Point although he and Janet were having plans prepared for an attached garage.

Association Managers.

Angela Reeves explained the 2008 financial report had been prepared by Doug Gorman, the Association's accountant, and the tax return filed. She said snowplowing was over budget for 2008 but that was not surprising as the ski area had reported 427 inches of snow during the season. Angela explained that no money had been spent on road maintenance during 2008.

Angela said the 2009 budget had kept dues at the 2008 level although the Board had considered one option to increase dues to \$200 per quarter. Henson Moore suggested that the association retain a balance sufficient to cover operating expenses but have special assessments for any large expenses. Angela explained mortgage companies were now using standard forms that required associations to have a reserve account and to regularly transfer sums of money from the operating account to the reserve account. Without having that process in place the mortgage companies were either not prepared to lend on the property or would do so at higher interest rates.

Angela said there was presently one owner in arrears by a year. The Board had delayed filing a lien but as no payments had been received during the past quarter, the Board would be once again discussing the matter.

Angela said it was possible that a 2010 increase in dues would be necessary but it would be dependent on the outcome of later discussion about the Pristine Point roads.

Ratification of the 2009 Budget.

Janet Giesselman made a motion to approve the 2009 budget as distributed. Marty Evans seconded the motion and it was unanimously approved.

Election of Board of Managers.

Angela Reeves said there were three vacant positions on the board for three year terms. Mike Elmore made a motion to reappoint Marty Evans, Kurt Giesselman and Parry Mothershead. Henson Moore seconded the motion and it was unanimously approved. Mike Elmore said he would be willing to join the Board in the future if a vacancy occurred.

Pristine Point Roads.

Angela Reeves said the Board was divided on the issue of maintenance of the private roads and the questionnaire had been sent out to find out how the majority of owners felt. Marty Evans said owners had twice accepted the Covenants which state the association is responsible for snow removal and maintenance of the private roads across the dam. Henson Moore asked that the association continue to deal with the County in the hope the County would accept the roads and make all roads within Pristine Point equal. Parry Mothershead volunteered to measure other bridges in the areas which are plowed by the

County to make sure that the same guidelines were being applied to the Pristine Point bridge across the spillway. Some concern was expressed that if the County accepted maintenance of the roads across the dam the County would also require public access to those roads.

Henson Moore thanked the board for agreeing to research the issue of the private roads and attempt to find a solution which was satisfactory to a majority of owners. Chuck McGinnis encouraged the association to work with the County for a long term plan and hoped that road expenses would not create bad feeling within the association.

Kurt Giesselman explained private road expenses were approximately \$7,000 per year at the present time. However, the bigger problem would arise in 20 years when the paved road required resurfacing and therefore it was important to discuss the issue now and work towards a solution rather than to attempt to deal with it in year nineteen.

Bob Mothershead suggested owners with shared driveways paid for their own snow clearing and maintenance instead of the association bearing that expense. Rob Gore made a motion that the association maintains snow removal and maintenance on private paved roads along the main access points/main thoroughfare and shared driveways would pay their own snow removal expenses and maintenance. Chuck McGinnis seconded the motion. A long discussion followed and it was agreed that a Covenant change was necessary to make that amendment. Nine owners represented at the meeting voted in favor of the motion. Angela Reeves was instructed to have an attorney prepare the Covenant Amendment and it would be mailed to all owners for signature. If 67% of the owners approved the Amendment it would be recorded in the County records.

Henson Moore made a motion asking the association to commit to putting together a game plan to approach the County regarding road maintenance. Rob Gore seconded the motion but a long discussion followed and Chuck made the following amendment to the motion: the Board would appoint a Committee to come up with a plan to find a solution to the long term problem of maintaining the private roads. Kurt Giesselman seconded the motion and it was approved by a majority of owners, with one owner abstaining.

Chuck asked that the Committee report back to the Board with a plan within 4 months. After a short discussion it was unanimously agreed the new Committee would be Parry Mothershead, Kurt Giesselman, Chuck McGinnis and Henson Moore.

Angela thanked Larry and Ginger for hosting the meeting.

The meeting adjourned at 7:15 p.m.

Angela Reeves