

MINUTES PRISTINE POINT OWNERS' ASSOCIATION

BOARD OF MANAGERS and ACC MEETING

42 STREAM VIEW LANE

Date: April 2, 2008

Present: Marty Evans
Parry Mothershead
Kurt Giesselman (by phone)
Henson Moore (by phone)
Gordon and Angela Reeves (Managers)

1. **Establish Quorum and approval of January 2, 2008 Minutes.** Marty made a motion to approve the January 2, 2008 meeting minutes as distributed. Parry seconded the motion and it was unanimously approved.

2. **Financial Report.** Angela explained the association had \$686 in the bank account at the end of March as approximately \$8,000 had been spent on snow plowing roads and there would be additional invoices for March and April. Marty reminded everyone that Mt. CB Water & Sanitation District had agreed to pay the association approximately \$4,000 upon the installation of new equipment and he expected the work to commence in 2008. Discussion followed regarding the benefits of a special assessment or a dues increase. Angela said invoices had just been mailed for the second quarter dues and once payments were received the association should have enough to cover operating expenses and final snow clearing expenses, unless we received several storms of three feet or more! It was agreed to review the situation again in June and if a special assessment or dues increase was necessary it would be announced at the July Annual Meeting.

After a short discussion Marty made a motion to hire Davidson Services to repair the perimeter fence. Kurt seconded the motion and it was unanimously approved.

3. **ACC Matters.** Angela said no new plans had been received and there were no ongoing construction projects.

4. **Any Other Business.** Marty said he would like to place a large sign at the entrance to the dam in an effort to reduce the number of people trespassing during the summer months. Marty agreed to design the sign and distribute a drawing to board members by email. Discussion followed regarding the use of boots or towing and it was agreed a warning should appear on the sign stating that violators would be towed or booted at their expense so that the association could use boots if necessary.

Discussion followed regarding the installation of a gate across the dam as the subject had been raised at the 2007 Annual Meeting. However, email responses after the meeting had not been strongly in favor of that action and no further action had been taken. Gordon suggested the association consider a low tech gate option before they invested in a mechanized gate. It was agreed a manual gate would be an

inconvenience to owners but would probably be acceptable if there was not a complicated locking method.

The meeting adjourned at 7:30 p.m. with the next Board Meeting on July 1, 2008, immediately following the Annual Meeting.

Prepared by Angela H. Reeves