

MINUTES PRISTINE POINT OWNERS' ASSOCIATION

BOARD OF MANAGERS and ACC MEETING

42 STREAM VIEW LANE

Date: December 5, 2008

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

1. **Establish Quorum and approval of August 13, 2008 Minutes.** Kurt G made a motion to approve the August 13, 2008 meeting minutes as distributed. Marty seconded the motion and it was unanimously approved.

2. **Financial Report.** Angela had distributed a financial report prior to the meeting together with draft 2009 Budgets. Kurt G said that although he wanted the association to build up reserves of approximately \$10,000, now was not the time to have a dues increase. After a short discussion Marty made the motion to approve the 2009 Budget, leaving dues at their present level of \$175 per quarter. Kurt G seconded the motion and it was unanimously approved.

Angela said two invoices totaling \$2,225 had been mailed to the Shaffers regarding fines for parking trailers and campers on the lot. The invoices detailed the dates and the particular violation. Neither invoice had been paid but the trailers and campers had recently been removed. Discussion followed on whether the association should file a lien in an attempt to collect the \$2,225 or not file a lien as the items had been removed eventually. A long discussion followed and Kurt O made a motion that Kurt G would draft a letter to the Schaffers and circulate it to the Board for review. The letter would state that if trailers, campers, snowmobiles, ATVs or any items not permitted under the Covenants were stored on the lot photographic evidence would be taken each day of the violation and a letter would be mailed to the Schaffers advising them of the \$25 per day fine. It was agreed that no further effort would be made at this time to collect the \$2,225 but the fines would not be waived and could be used against the Schaffers if the association was forced to take action on future violations. Parry seconded the motion, Kurt G voted in favor of the motion and Marty abstained. Kurt G agreed to draft the letter for review and Parry said she would review options for amending the method of Covenant enforcement. Angela explained that the fining process was outlined in Rules and Regulations and could be amended by vote of the Board.

4. **ACC Matters.** Angela said there were no ACC matters.

The meeting adjourned at 6:55 p.m. with the next Board Meeting on March 30, 2008 at 5:30 p.m.

Prepared by Angela H. Reeves