

**MINUTES PRISTINE POINT OWNERS' ASSOCIATION**

**BOARD OF MANAGERS and ACC MEETING**

**42 STREAM VIEW LANE**

Date: January 2, 2007

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

1. **Establish Quorum and approval of October 3, 2006 Minutes.** Kurt Giesselman made a motion to approve the October 3, 2006 meeting minutes as distributed. Parry seconded the motion and it was unanimously approved.

2. **2007 Budget.** In line with decisions made at the October 3, 2006 meeting regarding future maintenance of paved private roads Kurt Giesselman made a motion to increase dues by \$25 per quarter, per lot for 2007 and Parry seconded the motion. It was unanimously approved.

Marty asked for an "Owner Account Receivable" line of \$755 to be added to Revenues section of the budget.

3. **Covenant Violations.** After a long discussion it was agreed that Marty would speak to Ron Baker of MLPC and ask him to follow up with the owners of Lot 17B to correct the recent Covenant violations as Ron had been successful in having the horse trailer and miscellaneous items removed in November. If Ron Baker was unable to rectify the situation, Pristine Point would begin the process to levy fines.

4. **Covenant Amendments.** After a long discussion it was agreed that the Covenant Amendment document required further amendment but would be mailed to owners as soon as possible with the January invoices. An accompanying letter would ask Owners to carefully review the document and to complete and sign the ballot and return it for recording.

5. **ACC Matters.** Angela said the framing of the Paddock house (Lot 16) was nearing completion. It was agreed that because of the extensive flooding at the Giesselman house (Lot 2) the period of construction, which was due to expire December 31, 2006, would be extended for a further 8 months.

6. **Any Other Business.** Henson asked when PPOA would approach the County about taking over maintenance and snowplowing of the private roads. It was agreed that Marty and Henson would speak to Ron Baker and decide on the appropriate time to make the initial request.

The meeting adjourned at 7:30 p.m. with the next Board Meeting on April 3, 2007.

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Prepared by Angela H. Reeves