

MINUTES PRISTINE POINT OWNERS' ASSOCIATION
BOARD OF MANAGERS and ACC MEETING
42 STREAM VIEW LANE

Date: January 6, 2006

Present: Marty Evans
Parry Mothershead
Henson Moore
Angela Reeves (Manager)

1. **Establish Quorum and approval of October 4, 2005 Minutes.** Parry made a motion to approve the October 4, 2005 meeting minutes as distributed. Henson seconded the motion and it was unanimously approved.

2. **Approval of 2006 Budget.** Angela said that at the end of 2005 legal was 15% higher than the 2005 budgeted figure but that other line items were all under budget, including snowplowing. However, she said Lacy Construction had not yet submitted their December invoice.

Marty made the motion to approve the 2006 Budget with dues of \$150 per lot (\$75 each for Lots 17A and 17B). Henson seconded the motion and it was unanimously approved.

3. **January 1, 2006 Invoice Mailing.** Marty made a motion to approve the Rules and Regulations and Public Disclosure documents required by Senate Bill 100. Parry seconded the motion and it was unanimously approved. It was agreed the 2006 Budget, Rules and Regulations and Public Disclosure would be mailed with the 2006 invoices.

4. **Covenant Amendments.** Marty asked that all Board members carefully review the Covenants and advise him of items that required clarification or expansion. He said that by the April Board Meeting he would have a Covenant Amendment document ready for the Board's review. Once the document was approved by the Board the Covenant Amendment would be mailed to all owners with the Annual Meeting package. Angela said the amendments could be discussed at the Annual Meeting but at least 67% of owners must approve the amendment, in writing, with their signatures notarized. She said all of the individual responses had to be recorded in the County records.

5. **ACC Matters.** Henson expressed concern about the modular house being built in Meridian Lake Meadows. Angela said the MLM Board had reviewed the plans and construction very carefully and that once it was finished, in approximately 2 months time, it would blend into the neighborhood. There were no ACC issues within Pristine Point.

6. **Any Other Business.** After a short discussion it was agreed that Marty would contact Alan Wolff asking him to sign over all common elements of Pristine Point, including open space, to the Association.

Parry said a tree had fallen and damaged a section of perimeter fence. It was agreed that volunteers would walk and repair the fence line in the Spring.

The meeting adjourned at 6:10 p.m. with the next Board Meeting on April 4, 2006.

Prepared by Angela H. Reeves