

**MINUTES PRISTINE POINT OWNERS' ASSOCIATION**

**BOARD OF MANAGERS and ACC MEETING**

**42 STREAM VIEW LANE**

Date: March 30, 2006

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

1. **Establish Quorum and approval of January 6, 2006 Minutes.** Parry made a motion to approve the January 6, 2006 meeting minutes as distributed. Kurt seconded the motion and it was unanimously approved.

2. **First Quarter Financial Review.** Angela had distributed Doug Gorman's certified accounting of the 2005 finances. Kurt made the motion to approve the financial review and to circulate the document to owners with the Annual Meeting package. Parry seconded the motion and it was unanimously approved. Angela said the first quarter of 2005 was at 43% of budget due to snowplowing, insurance and accounting costs all falling within the first quarter. It was agreed that the income and expenses for the first quarter were all in line with the 2006 Budget.

3. **Possible Sale of Forest Service lands.** After a lengthy discussion it was agreed that letters had been written to all the relevant parties during the public comment period. Marty said that access to the property was not being guaranteed by the Forest Service over the existing Forest Service Road through Pristine Point open space. It was agreed that the Board would continue to follow the possible sale and work with local and national organizations as appropriate.

4. **Covenant Amendments.** Prior to the meeting Parry had distributed an Amendment to the Declaration of Protective Covenants which incorporated the earlier policy statements of the Board. After a short discussion it was agreed that the document should be given to Jill Frazier, the Association's attorney, for review prior to mailing it to all owners in the Annual Meeting package requesting their written approval.

5. **Date of Next Meeting.** It was agreed the Annual Meeting would be held on Sunday, July 2, 2006 at the home of Marty and Kay Evans. The Annual Meeting package to be mailed on May 31, 2006 would include the 2005 Financial Review by Doug Gorman, CPA, Covenant Amendments and a Newsletter. Board members agreed to write their sections of the newsletter and e-mail them to Parry.

6. **Any Other Business.** Marty explained he had signed a Memorandum of Understanding with MLPC and MLM regarding recreational rights on the reservoir. The document had been fully reviewed by the Board via e-mail prior to Marty signing the document.

Marty said Mt. Crested Butte Water & Sanitation had started work on geotechnical studies for the pump station. Angela said construction of the pump station was scheduled for the Fall and that W&S expected the entire cost of the construction to be funded by the MLPC reserves they already held.

Henson said the Paddocks would commence construction as soon as snow and contractor availability allowed.

Henson left the meeting and the ACC convened to review the Beland plans for Lot 8. After discussion it was agreed that exterior stain and roof samples were still required. It was also agreed that a full site plan was required to adequately show the location of the house on the lot. Concern was expressed about the shallow roof pitches and also about the large areas of decking or entry ways that were under major snow shed areas. Also, specific information regarding lighting was required. Marty agreed to write to the Belands expressing the Board's concerns and requesting the additional information.

The meeting adjourned at 5:30 p.m. with the next Board Meeting on July 3, 2006.

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Prepared by Angela H. Reeves