

Pristine Point Owners' Association

Seventh Annual Meeting Minutes

Date: July 1, 2008

Location: 113 Pristine Point Drive

Attending:

Chuck McGinnis (Lot 1)

Kurt and Janet Giesselman (Lot 2)

Marty and Kay Evans (Lot 3)

Mike and Carol Elmore (Lot 5)

Parry Mothershead (Lot 7)

Kurt Olson (Lot 17A)

Gordon and Angela Reeves (Managers)

Marty Evans called the meeting to order. Angela Reeves said the notification of the meeting was mailed on May 27, 2008, 35 days prior to the meeting. She reported that three proxies had been received from absent owners and with owners of six lots in attendance the meeting had a quorum (50%). Angela said the Minutes of the Sixth Annual Meeting had been circulated with the Agenda and Marty Evans made a motion to approve the Minutes as circulated. Janet Giesselman seconded and the Minutes were unanimously approved.

Reports.

President. Marty said the snow clearing on the roads had generally been good and it was unanimously agreed that Rocky Mountain Trees & Landscaping would continue to provide the snow clearing service on the roads. However, it was agreed that RMT&L should be asked to fit tracks to their BobCat as the chains on the wheels were causing some damage to the road surface. Angela said it would not be necessary to sealcoat the asphalt roads this year and that no road maintenance expenses were anticipated which would help to offset the higher than anticipated snow clearing costs.

ACC Member. Marty said Allan Wolff, owner of Lot 18, planned to begin construction on Lot 18 this summer. He said the project would be in two phases with the garage and caretaker residence first, followed by the main house. Kurt Olson said there were specific design guidelines for Lot 18 and the review process would be more comprehensive than for other lots and the specific requirements were set out on the recorded plat. It was generally agreed that construction traffic could be a problem and would have to be addressed by the contractor. Marty said he had received plans for the houses.

Association Managers.

Angela explained the 2007 Balance Sheets had been prepared by Doug Gorman, the Association's accountant, and the tax return filed. She said snowplowing was over budget for 2008 but that was to be expected after the heavy snowfall of the winter. All other line items were in line with the budget.

Ratification of the 2008 Budget.

Chuck McGinnis made a motion to approve the 2008 budget as distributed. Kurt Giesselman seconded the motion and it was unanimously approved. Angela said the bank accounts had been depleted in late March because of snow clearing expenses and the Board would review the finances later in the year and decide at that time if a dues increase was necessary for 2009.

Election of Board of Managers.

Angela said there was one vacant position on the board for a three year term. Mike Elmore made a motion to reappoint Kurt Olson. Marty seconded the motion and it was unanimously approved.

New Business.

Marty said Mt. CB Water & Sanitation had been given approval to install a flue but as yet the work had not been completed. Chuck explained the flue was a State mandated upgrade but agreed that Mt. CB Water & Sanitation should attempt to give advance notice to PPOA of when the installation would happen.

Angela said Rick Ems of the Crested Butte Fire Protection District would be at the MLPC meeting on July 2, 2008 to explain the need to upgrade the fire suppression system. Angela said information was still being gathered and no final decision would be made in the near future.

Angela said there had not been any progress in persuading the County to adopt the roads across the dam and it was generally agreed that it would be a long process. After contacting owners by email it became clear that owners were divided on the installation of a gate and also some owners thought there would be negative impacts if the County adopted the roads.

The meeting adjourned at 5:50 p.m.

Angela Reeves