

MINUTES PRISTINE POINT OWNERS' ASSOCIATION

BOARD OF MANAGERS and ACC MEETING

42 STREAM VIEW LANE

Date: December 22, 2009

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

1. **Establish Quorum and approval of July 2, 2009 Minutes.** Marty made a motion to approve the July 2, 2009 meeting minutes as distributed. Parry seconded the motion and it was unanimously approved.

2. **Financial Report.** Angela said the association presently had \$6,181 in the bank. She explained some items were over budget such as snow removal, legal, annual meeting and beaver removal but total operating expenses were running under budget.

After a short discussion Marty made a motion to keep the 2010 Budget similar to the 2009 Budget and dues remaining at the current level for one more year. Henson seconded the motion and it was unanimously approved.

3. **Covenant Amendment.** Angela explained 9 votes had been received in favor of amending the Covenants regarding snow removal on shared driveways. Angela said 13 votes were required to pass the amendment. It was agreed a letter would be sent to all owners in the New Year and Marty volunteered to draft the letter.

4. **Campers.** Marty said owners had not responded to his email regarding campers. It was agreed Marty's letter would address the issue of campers and it was unanimously agreed that follow up phone calls would be made after the letter had been sent. After a short discussion it was unanimously agreed that Lots 17A and B would not have any additional restrictions or exemptions and the adopted regulations would apply to all lots equally.

5. **Sale of Affordable Housing Unit.** Angela said the Olsons were preparing to list their lot for sale. She explained a buyer had to meet certain criteria which was clearly set out in the Covenants and the Board would be asked to confirm the potential buyer met that criteria prior to closing. Kurt requested that the realtor prescreen all applicants prior to the Board being involved.

6. **Any Other Business.** Parry said the Road Task Force had been gathering information from various sources. It was agreed the Task Force should continue to gather information and in the Spring distribute to the Board for discussion a list of requirements for both the County and the homeowners.

The meeting adjourned at 5:20 p.m.

Prepared by Angela H. Reeves