

MINUTES PRISTINE POINT OWNERS' ASSOCIATION

BOARD OF MANAGERS and ACC MEETING

42 STREAM VIEW LANE

Date: July 17, 2006

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

1. **Establish Quorum and approval of March 30, 2006 Minutes.** Marty made a motion to approve the March 30, 2006 meeting minutes as distributed. Henson seconded the motion and it was unanimously approved.

2. **Election of Officers.** After a short discussion, Marty made a motion for the following appointments. Henson seconded the motion and it was unanimously approved.

Marty Evans – President and ACC Member
Parry Mothershead – Secretary/Treasurer and ACC Member
Kurt Giesselman – ACC Chair

3. **Covenant Amendments.** After a short discussion it was agreed that more explanation was required for shared driveways and the plowing of shared driveways. It was also agreed that the Amendment should specifically address the dues paid by Lots 17A and 17B.

4. **Issues from July 2, 2006 Annual Meeting.** After discussion it was agreed that the Association would wait two years before making a decision regarding the funding of future road repairs. It was also agreed that although the Board was not against approaching the County with a request that the County adopt the private roads it was felt that the timing was not right and that the approach should be made, with MLPC support, after the paving of interior roads was completed. Those present felt it was important that before the County adopted the roads some assurance would be given that parking restrictions would be in place so that the PP roads would not become a parking lot. After a short discussion it was agreed that the PP sign would be kept neat but the Board did not want to plant trees or irrigate the area as they did not think improvements were necessary.

5. **ACC Matters.** Angela said the Elmores were finishing their landscaping and the Paddocks were at the foundation stage. She said the Belands were undecided on whether to proceed with their construction project.

6. **Initial discussion of the 2007 Budget.** Angela said unless there were unexpected expenses the Association would finish the year with approximately \$6,000 in the bank. Although the 2007 Budget would be discussed in detail at the October

meeting it was agreed that at the present time it appeared that a dues increase would not be necessary.

The meeting adjourned at 7:10 p.m. with the next Board Meeting on October 3, 2006.

Prepared by Angela H. Reeves