

Pristine Point Owners' Association

Fifth Annual Meeting Minutes

Date: July 2, 2006

Location: 63 Pristine Point Way

Attending:

Chuck and Cathy McGinnis (Lot 1)

Marty and Kay Evans (Lot 3)

Mike Elmore (Lot 5)

Henson and Carolyn Moore (Lot 15)

Kurt and Dana 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 31, 2006, 32 days prior to the meeting. She reported that three proxies had been received from absent owners and with owners of five lots in attendance the meeting had a quorum (42%). Angela said the Minutes of the Fourth Annual Meeting had been circulated with the Agenda and Chuck McGinnis made a motion to approve the Minutes as circulated. Marty seconded and the Minutes were unanimously approved.

Reports.

President. Marty explained that a Covenant Amendment had been circulated with the Annual Meeting documents. However, since mailing the document the Board had decided to make additional revisions and therefore it would be presented to owners for their review and signature at a later date. Kurt Olson questioned what benefits his lot and Lot 17B received in return for paying their dues to the Association. He complained that he was continually getting dirty water through the pipes and that when Water & Sanitation needed to flush the system to clear the water the nearest hydrant was approximately 1000 feet away across the dam. It was agreed that the issue would be raised with MLPC and either MLPC or Pristine Point would contact Water & Sanitation.

Marty said a new cattle fence was installed in 2005. He said it had sustained some damage during the winter due to trees being blown over but said he and other members of the Association would repair the fence before the cattle arrived.

Marty said MLPC had paved the Pristine Point private roads first because of the opportunity to have the work done for a lower price. The County would complete the remainder of the roads this summer with chip and seal.

Chuck McGinnis asked what contingencies the Board was considering for maintenance of the paved private roads. This issue was raised at last year's annual meeting. He said the road paving had cost \$55,000 and based on the experience of other subdivisions in the area the roads probably had a 10 year nominal life. An alternative to re-paving every ten years would be to slurry seal periodically. This might cost in the order of \$6,000. But the roads will need maintenance and the Board should determine if reserve funds will be accumulated by quarterly dues payments or by one time assessments. Chuck said that another association that uses special assessments gives their members a year's advance notice. Angela said the Board had discussed the issue initially at their March meeting and would continue to discuss the options at their July meeting.

Chuck suggested approaching the County to find out if the County would be willing to adopt the roads across the dam. With potential large scale maintenance costs in the future, and with the private roads only benefiting a portion of the PPOA membership, it might be worth considering the options. Snow plowing of the private roads is also the largest single component of the Association's budget. He said that Marlene Crosby, Director of the County Road & Bridge Department, had previously said it might be possible for the County to issue a variance for the parts of the road which did not meet County specifications. Marty cautioned that if the roads became public the Association would no longer have control over parking by non-residents and Henson said taxes for property within Pristine Point would increase if the County adopted the roads. Gordon pointed out that parking on County roads was also prohibited, but it would take a notification to the Police Department to correct offenders. PPOA presently has the right to tow improperly parked vehicles, although it has never used that power. It was agreed that the Board would make an initial approach to the County regarding the roads.

Marty explained that a Memorandum of Understanding had been entered into with Filings 1, 2 and 3 regarding the recreational use of the reservoir. He explained that Pristine Point owners had full recreational rights and owners in Filing 3 had previously been granted rights to certain parts of the reservoir and the recent Memorandum of Understanding granted those same rights to Filings 1 and 2. After a short discussion it was agreed that Pristine Point owners were not unduly concerned about people fishing from the bank but they wanted to stop all unauthorized motor vehicles coming across the dam. Angela said MLPC had sent out a detailed newsletter article and that the topic would be raised again at the MLPC annual meeting on Wednesday.

ACC Member. Marty said the Elmore project on Lot 5 was almost complete and the Paddock project on Lot 16 had just begun excavation. Marty said the Belands on Lot 8 would receive approval for their house plans as soon as MLPC received the security deposit.

Association Managers.

Angela explained the 2005 Balance Sheets had been prepared by Doug Gorman, the Association's accountant and the tax return filed. She said the Association finished 2005 with \$3,838 in the bank and expenses were \$529 over budget.

Angela said the Annual Meeting package included a breakdown of expenses as at May 26, 2006 compared to the 2006 Budget. She said that presently there were no items over budget and she anticipated a reserve of approximately \$2,000 to be carried forward at the end of the year.

Angela said the Board would be discussing the 2007 Budget at their July board meeting. She said the annual assessment would probably depend on how the Board decided to deal with future road maintenance expenses.

Angela said Senate Bill 05-100 which governs homeowners associations in Colorado had been amended by Senate Bill 89 in May, 2006 and further amendments were expected in the future.

Ratification of the 2006 Budget.

Marty made a motion to approve the 2006 Budget. Henson seconded the motion and it was unanimously approved.

Election of Board of Managers.

Angela explained there were three current board members up for re-election and one two year term vacant. After a short discussion, Henson made a motion to reappoint Marty Evans, Parry Mothershead and Kurt Giesselman to the Board and for Kurt Olson to join the Board for the two year term. Chuck seconded the motion and it was unanimously approved.

New Business.

Chuck expressed concern about the rather sad, untidy appearance of the Pristine Point sign. He said Meridian Lake Park and Meridian Lake Meadows both had attractive landscaping around their signs and he suggested planting some Aspen trees around the Pristine Point sign. Angela said irrigation would be necessary to maintain any landscaping and suggested approaching Mt. Crested Butte Water & Sanitation District for approval to place a sump pump in the reservoir to irrigate the landscaping. It was agreed that the various options would be reviewed by the Board.

Kurt Olson raised the issue of visible vehicles on lots. After a long discussion it was agreed that all lots were treated equally as Lots 17A and B were allowed four visible vehicles as they were not required by the Covenants to have garages. All other lots were only allowed two visible vehicles because two vehicles could be parked in the garage.

The meeting adjourned at 8:20 p.m.

Angela Reeves