

Pristine Point Owners' Association

Sixth Annual Meeting Minutes

Date: July 3, 2007

Location: 85 Pristine Point Way

Attending:

Chuck and Cathy McGinnis (Lot 1)
Kurt and Janet Giesselman (Lot 2)
Marty and Kay Evans (Lot 3)
Mike Elmore (Lot 5)
Bob and Parry Mothershead (Lot 7)
Dick and Gail Matthews (Lots 12 and 13)
Robert Gore (Lot 14)
Henson and Carolyn Moore (Lot 15)
Larry and Ginger Paddock (Lot 16)
Gordon and Angela Reeves (Managers)

Marty Evans called the meeting to order. Angela Reeves said the notification of the meeting was mailed on June 8, 2007, 25 days prior to the meeting. She reported that three proxies had been received from absent owners and with owners of nine lots in attendance the meeting had a quorum (66%). Angela said the Minutes of the Fifth Annual Meeting had been circulated with the Agenda and Marty Evans made a motion to approve the Minutes as circulated. Chuck McGinnis seconded and the Minutes were unanimously approved.

Reports.

President. Marty Evans explained that the Covenant Amendments had received more than 67% approval of owners and had been recorded in the Gunnison County records. Marty said that Pristine Point roads would be discussed later in the meeting under New Business.

ACC Member. Marty said there was only one current construction project in Pristine Point and that was the Paddock project on Lot 16. Larry Elmore said completion was scheduled for September, 2007.

Association Managers.

Angela explained the 2006 Balance Sheets had been prepared by Doug Gorman, the Association's accountant and the tax return filed. She said snowplowing was over budget by \$427 at the end of 2006 but it had been a heavy snow year. She said that for the

2006/07 season the association had hired Rocky Mountain Trees & Landscaping to do the snow clearing with a snow blower. It was agreed that once RMT&L had fully mastered the machine they had done a good. It was unanimously agreed that RMT&L would be awarded the 2007/08 snow clearing contract.

Angela said snow clearing would be under budget in 2007 due to the light snow year and she said that at the present time everything else was running close to budget.

Angela said that based on general operating expenses it appeared unlikely that a dues increase would be necessary in 2008. However, she cautioned that unknown future road expenses could significantly impact the budget.

Angela reminded owners that MLPC had been conducting weed pulling and weed spraying on some common areas around the dam. She said that owners who required assistance in dealing with weeds on their lots should contact MLPC and MLPC would put them in contact with individuals willing to pull weeds. She said the present rate was \$12 per hour.

Parry asked that people be aware of the environment and use chemicals with caution.

Ratification of the 2007 Budget.

Kurt Giesselman made a motion to approve the 2007 budget as distributed. Dick Matthews seconded the motion and it was unanimously approved.

Election of Board of Managers.

Angela said there was one vacant position on the board for a three year term. Marty made a motion to reappoint Henson Moore. Chuck seconded the motion and it was unanimously approved.

New Business.

Marty explained that Mt. CB Water & Sanitation were in the process of expanding the water treatment plant and said that other work was also being scheduled. Chuck encouraged owners to attend the MLPC annual meeting on Monday, July 9 to receive a full update on the future water service.

Marty said he had stained the entrance sign last year and encouraged people to volunteer for a work day to deal with the landscaping around the sign.

Marty explained that the largest issue the association faced was the private road across the dam. Marty said the County had declined to adopt the roads across the dam and therefore maintenance and snow clearing would continue to be an association expense. Gordon Reeves said he was talking to the County in the hope of finding out exactly what work was required to make it possible for the County to adopt the roads. Henson Moore

said it was important to find a solution which was equitable to owners who lived off the private road and those who lived off roads that were already serviced by the County. Kurt Giesselman reminded everyone that this was a long-term issue which could not be resolved quickly.

Chuck McGinnis said it was important to keep owners updated on these issues. Janet Giesselman pointed out that if the roads were adopted by the County they would become public, instead of private. She asked if owners across the dam should be considering installing a gate and being responsible for the maintenance and plowing of the road.

After a short discussion Henson Moore made a motion and Dick Matthews proposed an amendment. The amended motion asked that the Board review costs of installing a gate and maintaining the road and obtaining feedback from owners across the dam. While the information was being gathered, Henson would draft a letter to the County asking for the County to adopt the private road. Larry Paddock seconded the amended motion and it was unanimously approved.

Angela said MLPC had cancelled the recycling service with Waste Management because the service had been drastically reduced. She said the MLPC Board fully supported recycling and hoped that Waste Management would be able to offer a full service again in the future.

Chuck McGinnis reminded everyone that the MLPC annual meeting was Monday, July 9 and that food would be provided by Creative Catering.

The meeting adjourned at 5:50 p.m.

Angela Reeves