

MINUTES PRISTINE POINT OWNERS' ASSOCIATION

BOARD OF MANAGERS and ACC MEETING

42 STREAM VIEW LANE

Date: October 4, 2005

Present: Marty Evans, Parry Mothershead
Kurt Giesselman, Henson Moore (by phone)
Gordon and Angela Reeves (Managers)

- 1. Review and Start-Up.** Kurt made a motion to approve the September 12, 2005 and the July 3, 2005 meeting minutes as distributed. Henson seconded the motion and it was unanimously approved.
- 2. Perimeter Fence.** Marty explained that the fence had been relocated at the cost of \$2,450 and Alan Wolff was happy with the location. Marty said the Board had to decide if the Association had sufficient funds to operate without introducing a special assessment. Angela said the current operating expenses were \$7,246 and adding the final quarter expenses she expected the year to end with expenses of \$9,478, which was 86% of budget. This would leave a balance of \$2,259 to carry forward into 2006. Marty made a motion for the fencing expense to be shown as a line item on the operating account and owners to be advised of this expense at the annual meeting. Kurt seconded the motion and it was unanimously approved.
- 3. Board Members.** Marty asked if the Board thought it was necessary to recruit a new board member to complete the term vacated by Chuck McGinnis or to continue until July with just 4 members. After a short discussion, it was agreed the Board would operate with 4 members and if an owner expressed interest in serving on the Board their name would be added to the ballot sheet for the annual meeting.
- 4. ACC.** Marty said that following Chuck's resignation a new Chairman was needed for the ACC. After a short discussion, Henson made a motion to appoint Kurt as the Chair of the ACC. Parry seconded the motion and it was unanimously approved.
- 5. Legal Representation.** After a short discussion, it was agreed the Board should review the Association's legal representation in July and do so on a yearly basis, just as they did with other contracts.
- 6. Miscellaneous Tasks.** Marty said he would remove the road signs and store them for the winter. It was agreed that landscaping at the sign would be discussed in July. It was also agreed that as the roads had just been surfaced with asphalt there would be minimal expense for the near future and therefore road maintenance issues could be addressed at a later date. Marty said a complaint had been received about exterior lighting at a PP home and it was agreed that Marty would continue to investigate the situation and report back to the Board. Following the crash of the MLPC computer and the loss of PP data, Parry made the motion to approve a \$200 contribution from PP to MLPC to purchase an automatic back up system to a separate hard drive. Marty seconded the motion and it was unanimously approved.

7. **Covenants and Senate Bill 100.** After a short discussion it was agreed Parry would work on an amendment to the Covenants and not a complete rewrite. Parry agreed to review the following sections 4.17, 7.3, 8.1, 8.2 and 8.6 and to include all of the policy statements approved during the past couple of years.

8. **Senate Bill 100.** Parry pointed out several sections of the Senate Bill which would impact Pristine Point. It was agreed that Pristine Point would be in substantial compliance with the Bill by the January 1, 2006 date.

The meeting adjourned at 8:15 p.m.



Prepared by Angela H. Reeves