

**MINUTES PRISTINE POINT OWNERS' ASSOCIATION**

**BOARD OF MANAGERS and ACC MEETING**

**42 STREAM VIEW LANE**

Date: October 3, 2006

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

1. **Establish Quorum and approval of July 17, 2006 Minutes.** Kurt Giesselman made a motion to approve the July 17, 2006 meeting minutes as distributed. Kurt Olson seconded the motion and it was unanimously approved.

2. **2007 Budget.** Following a long conversation regarding sealing the paved private roads across the dam and how to finance the future maintenance of those roads two motions were made. Marty made the motion to increase the dues by \$25 per quarter, per lot, from January 1, 2007 for seal coating the paved private roads in 2007. Kurt Giesselman seconded the motion and it passed by a majority.

The second motion was also made by Marty and called for the Board to pursue with the County, in a timely fashion, the County adopting the private roads within Pristine Point. Kurt seconded the motion and it was unanimously approved.

Marty said he would draft a letter of explanation for the dues increase which would be mailed to all owners. He asked all board members to send in their thoughts on strong and weak points regarding the above two motions by October 31, 2006 to assist with the drafting of the letter.

3. **Covenant Violations.** Angela explained that owners in MLPC had sent in written complaints regarding the camping trailer parked on Lot 17A. Kurt Olson said the trailer would be moved at the weekend. Angela said the second complaint was regarding the horse trailer, trailers, ATVs and dirt piles on Lot 17B. Kurt Olson agreed to contact the Lot 17B owner and report back to the Board. If the owner of Lot 17B was unwilling to tidy up their lot it was agreed that an attorney's letter would be the next step.

4. **Camping and Campfire.** Marty said he had written to two lot owners advising them that camping or open campfires were not permitted in Pristine Point.

5. **Covenant Amendments.** Marty and Parry agreed to review the Covenant Amendments and report back to the Board with a final document.

6. **ACC Matters.** Angela said Lot 16 was still at the framing stage of the project.

7. **Any Other Business**. Parry said a section of fence along the Forest Service Road had been deliberately cut. She also said that some of the fence posts were leaning and it was agreed that as the grazing season had ended the repair would be done in the spring.

Parry suggested changing the snow plow contract back to AJ Leonard. It was agreed that prices would be obtained and the Board would review the information by email and make a decision on which company to award the contract to.

The meeting adjourned at 8:25 p.m. with the next Board Meeting on January 2, 2007.

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Prepared by Angela H. Reeves