

**MINUTES PRISTINE POINT OWNERS' ASSOCIATION
BOARD OF MANAGERS
VIA ZOOM**

Date: January 19, 2021

Present: Chuck McGinnis
Kurt Giesselman
Dick Matthews
Scott Kelley, Toad Property Management

The meeting was called to order at 11:15 a.m. and Kurt confirmed there was a quorum.

Chuck made a motion to approve the November 5, 2020 meeting minutes. Dick seconded the motion and it was unanimously approved.

Chuck explained the expenses listed in the draft 2021 Budget and after discussion adjustments were made to several line items. It was agreed the SealCo road maintenance planned for later in the year would be funded by capital reserves and approximately 50% of the cost covered by a special assessment. Chuck made a motion to approve the 2021 Operating Budget with the adjustments discussed at the meeting. Dick seconded the motion and it was unanimously approved. Chuck said he would draft a transmittal e-mail to owners and ask TOAD to send the e-mail with the new budget after the reconciliations were made reflecting final 2020 actuals.

Kurt said Jake Jones of the Crested Butte Land Trust had formed a task force consisting of local entities owning adjoining land. Kurt was the representative for Pristine Point. The first meeting of the task force would be at the end of January with monthly meetings until May to identify short and long range plans. After May the meetings would be held quarterly and Kurt said the Land Trust had made initial requests for grant funds for trails. Kurt explained some signage was in place and more signage would be added.

Chuck explained Meridian Lake Meadows had approved rules and regulations for non-owner occupancy. Scott said one owner had expressed concern over the new regulations and might challenge the regulations. It had been agreed the regulations would not apply to a long-term rental of an apartment when the owners were living on the property. The Rules and Regulations would become effective on March 1, 2020. Chuck explained Meridian Lake Meadows would not benefit financially from the large deposit from owners wanting to short term rent their house. It was suggested using lower deposit and fine levels than those adopted by Meridian Lake Meadows if Pristine Point decided to implement similar regulations. After a short discussion it was agreed to continue to review the regulations via email and discuss again at the next Board meeting.

Chuck explained one new construction and one remodel were underway and plans for an additional lot would probably be received in the near future.

Kurt said representatives from Mt. Crested Butte Water & Sanitation District and Meridian Lake Park Corporation continued to discuss old expenses but no clear direction had been formulated.

The next meeting was scheduled for March 30, 2021 at 10 am.

At 12:12 pm Chuck made a motion to adjourn the meeting. Dick seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management