

MINUTES PRISTINE POINT OWNERS' ASSOCIATION

BOARD OF MANAGERS

318 ELK AVENUE, SUITE 24, CRESTED BUTTE

Date: October 25, 2016

Phone: Kurt Giesselman
Chuck McGinnis
Dick Matthews
Rob Harper, Toad Property Management

The meeting was called to order at 4:03 pm.

It was agreed one more review of the July 7, 2016 meeting Minutes would be made after the meeting and board members would submit their approval or amendment to Rob by email. Further discussion would be held at the next meeting if necessary.

Prior to the meeting Rob distributed actual vs. budget figures through the end of September and said he had been following up with three delinquent owners. Kurt agreed to reach out to one of those owners and reported the Schaffer foreclosure had now been scheduled for December as the bank had made a mistake on the initial paperwork and an additional three months to cure the default had been granted to the Schaffers.

Rob said there would be sufficient funds in the snow removal budget for the remainder of 2016 and explained the \$561 cost was for fence repairs and the trapping of beavers. Rob said no beavers had been trapped and Davidson Wildlife Services thought people and dogs had been disturbing with the traps. Dick pointed out that only one more month of snow plowing expense will be booked to the 2016 budget (November) and Kurt mentioned that we should have a considerable surplus to carry over to our Capital Reserve Account.

Kurt said the project on the dam was finished and final cleanup was almost complete. Kurt said Lacy Construction had done a good job and the project was only slightly over budget and finished a week earlier than the deadline. Kurt explained the Water District had reached an agreement with the Upper Gunnison Water Conservancy to release 20 acre feet from Long Lake into the reservoir so approximately 10 to 15 feet would cover the bottom of the reservoir during the winter and prevent newly installed equipment from freezing. Once the reservoir was filling naturally with spring run off the Upper Gunnison Water Conservancy would request a release to meet down-stream water demands in return for the release of water this fall. Kurt said it was anticipated the reservoir would be full by the end of next summer.

Kurt explained Lacy Construction had patched several asphalt areas on the road across the dam and did not want to repave the entire road. Kurt said the Water District acknowledged heavy traffic had caused more damage than regular wear and tear and negotiations were currently underway for the Water District and Lacy Construction to share the cost of applying a 2 inch layer of asphalt over the entire dam road to the intersection. Kurt said he would be personally paying to have the asphalt taken up to his house and driveway and Chuck said he would like the damaged area at the entrance of his driveway to also be included. Kurt explained the asphalt work could not be done until the Spring and Kurt agreed to speak to the contractor

and find out if other areas within Pristine Point could also have work done without incurring mobilization charges. Dick said he might be interested.

Kurt explained MLPC, all four filings, was responsible for 19% of the final cost of the dam work and said the \$36 per month surcharge currently being paid by all owners would be used to cover the 19%.

Kurt said the Water Plant expense would be 100% MLPC and the District was still reviewing financing options without entering into a new bond. Kurt said unfortunately the Water Plant project would be delayed due to major scheduling mistakes by Stantec and the project would be over budget.

Rob said he had just received a new snow removal contract from Rocky Mountain Trees and would circulate to the board for review as the work would include additional work as well as removing the berms created by the County. Kurt said additional funds had been added to the budget for snow removal and felt with the 2016 surplus there would be sufficient money to cover the additional snow removal costs.

Chuck said good progress had been made on the Covenant Amendment and Chuck said he had spoken to the Mothersheads about maintenance of their driveway. After discussion it was agreed Chuck would contact the Mothersheads and if they went ahead with the plan to put down gravel this Fall the association would share half of that cost. However, the offer of cost sharing would not apply to any work performed in 2017 unless that work was performed before the notice of Amendment No. 3 is sent out to Owners.

Kurt said the proposed Covenant Amendment, prepared by Jill Norris, had been circulated to the Board and appeared to be in line with earlier discussions. Chuck made a motion to approve the wording of the proposed third amendment of the covenants which related to Article 7.2, Road and Driveway Maintenance, and which re-establishes maintenance of shared driveways as an expense of owners benefiting from the shared driveway. Dick seconded the motion and it was unanimously approved.

Chuck asked that the minutes reflect the four issues addressed in the Covenant Amendment:

1. The Association would not be involved in any collection issues or legal action relating to shared driveway expenses. The collection of funds would be between owners benefitting from that shared driveway improvement.
2. An owner could opt to pay 100% of any shared driveway improvements without asking neighbors to share in that cost.
3. If the County ever agreed to take over responsibility for maintaining the PPOA roads an attempt would be made to include snow removal on shared driveways as well. If the County would not agree to plow all paved shared driveways the Association would continue to pay for snow removal on shared driveways until complete build out occurred on that shared driveway. Snow removal expense would then pass to the owners on the shared driveways.
4. Once shared driveways are paved, owners of those driveways will be responsible for ongoing maintenance of the asphalt.

Kurt said a cover letter would be prepared to accompany the Covenant Amendment. Kurt suggested the mailing go out with the June invoices so owners would have the document one month prior to the annual meeting.

Dick thanked Kurt for his work on pulling together the Covenant Amendment and said he felt this was a win-win for the entire association.

The next board meeting was scheduled for Tuesday, January 24, 2017 at 4:00 p.m. mountain time.

The meeting adjourned at 5:03 p.m.

Prepared by Rob Harper,
Toad Property Management, Inc.

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