

**PRISTINE POINT OWNERS' ASSOCIATION
ANNUAL MEETING MINUTES
QUEEN OF ALL SAINTS MEETING ROOM
CRESTED BUTTE, COLORADO**

Date and Time: Friday June 30, 2017 4:00 pm

Those Present: Kurt Giesselman
Mike Elmore
Dick and Gail Matthews
Robert Gore
Henson and Carolyn Moore
Larry and Ginger Paddock

Chuck and Cathy McGinnis (by proxy)
David Light (by proxy)
Rob Harper, Toad Property Management, Inc.

Kurt Giesselman called the meeting to order at 4:11 pm and confirmed a quorum. Rob Harper said notice of the meeting had been mailed on May 18, 2017. Bob Gore made a motion to approve the July 1, 2016 Annual Meeting Minutes. Larry Paddock seconded the motion and it was unanimously approved.

Kurt said the reconstruction of the dam had been completed and the association had been in negotiation with Lacy Construction and Mt. Crested Butte Water & Sanitation to repair and repave the dam road. Kurt explained Lacy Construction and Mt. Crested Butte Water & Sanitation would pay for Slurry Seal to be applied to the entire dam road to the turning circle. Kurt said the Slurry Seal would be approximately $\frac{3}{4}$ " thick and would become a new road surface which would give another 10 to 15 years life to the road surface.

Kurt explained the fish in the reservoir had been released downstream as the Department of Wildlife & Fisheries would not permit the fish to be removed from the reservoir and relocated. Once the reservoir was drained it had been discovered the reservoir did not have the underwater vegetation to support fish and after review MLPC had decided against spending approximately \$15,000 to improve the bed of the reservoir to support a healthy environment for the fish to thrive in.

Kurt said the dam project had come in on budget and the benefit was an additional 12 inches of water height which added an additional 23 acre feet of water to the MLPC water supply.

Kurt explained the project to install a new operational back-up water plant was now finished and was over budget. Kurt said the Water District would be running the back-up plant each month to keep it in running order and to meet State regulations.

Kurt said Mt. Crested Butte Water & Sanitation had completed all the large projects on the dam and water plant and there should be a period of calm.

Kurt said preliminary construction plans had been submitted for Lot 11 and MLPC and PPOA were currently reviewing those plans.

Rob Harper said snow removal was \$6,000 over budget due to the significant snow fall during December, January and February. Rob explained other items were running close to budget. Kurt said the Board had decided not to raise dues to try to recover the snow removal overrun and would use reserve funds to cover that. If the 2017/18 winter season was another big snow year the Board might have to review dues again. Rob said there was one owner significantly behind on dues.

Kurt said he was in contact with the new County Commissioners regarding the road across the dam although he did not expect any discussions in the immediate future.

Kurt explained the Third Amendment to the Protective Covenants amended the association documents to match the snow plowing for the 2016/17 winter. Dick Matthews said the snow removal agreement had worked very well and was a win/win for everyone in PPOA. Dick thanked Kurt for his work in bringing together the revised snow removal plan. Rob said signed responses in favor of the Third Amendment to the Protective Covenants had been received from sufficient owners and the responses would be recorded in the Gunnison County records.

Kurt said the 2018 budget was similar to the 2017 budget. Dick Matthews made a motion to ratify the 2017 budget. Bob Gore seconded the motion and it was unanimously approved. Bob Gore made a motion to ratify the 2018 budget. Dick Matthews seconded the motion and it was unanimously approved.

Kurt explained Dick Matthews was willing to continue on the Board and after discussion Bob Gore made a motion to reappoint Dick to the Board for an additional three year term. Kurt seconded the motion and it was unanimously approved.

Kurt explained he had been planning to step down from the Board. However, as Cathy McGinnis was dealing with health issues Kurt had decided to stay on the Board and assist Chuck McGinnis and Dick Matthews.

Henson Moore made a motion to adjourn. Dick Matthews seconded the motion and the meeting adjourned at 4:46 pm.