

**PRISTINE POINT OWNERS' ASSOCIATION
ANNUAL MEETING MINUTES
MATTHEWS RESIDENCE**

Date and Time: Friday July 1 2016 4:00 pm

Those Present: Kurt and Janet Giesselman
Chuck and Cathy McGinnis
Mike Elmore
Dick and Gail Matthews
Bob Gore
Perry & Bob Mothershead
David Light
Henson and Carolyn Moore
Larry Paddock

Kurt called the meeting to order at 4:16 pm, confirming a quorum. Questions/Discussion of: Lot 17B being in foreclosure and the affordable housing guidelines/by-laws going forward for this lot. Kurt reported that the chances of re-covering any money owed is zero. Discussion followed regarding the bank's role, including possible selling scenarios. Chuck made a motion to approve the minutes of the Annual Meeting of 2015. Kurt seconded, all in favor, minutes approved.

Private Road Update - Chuck reported efforts over the past nine years to have Gunnison County accept snow removal and road maintenance for the PPOA private roads have not been successful. . Chuck recommends setting aside the road issue while continuing to network with the County and waiting out upcoming administration changes. There was a discussion about the private road condition and the impact of the current dam construction on the road over the dam. Kurt reported that Lacy is aware of the impact of the heavy construction traffic and that there is a retainage clause in the contract to bring the road back to pre-construction project condition.

Financials - Dick reports that all back dues are caught up except for the Schaffers. Snow Removal and Road accounts both have surplus money in the 2016 budget, pending end of year snow fall. The reserve account and the operating account are fully funded so the Board has decided to reduce quarterly dues to \$200 per lot (vs. \$225) for the estimated 2017 budget. The Board mentioned that this early review of the 2017 budget was in response to a suggestion made at the last Annual Meeting. Mike made a motion to approve the 2016 Budget as shown, David seconded, all in favor, motion approved.

Dam Construction Update - The State of Colorado approached the Mt. Crested Butte Water and Sanitation Department stating the dam system would not be adequate for the state's 100-year flood plan; this is what led to the un-funded, mandated construction currently occurring. Changes include continuous water flow under the bridge and the resulting lake level 5 feet higher than the previous level. Kurt is the current President of Mt. Crested Butte Water and

Sanitation District. He discussed/updated all on the mechanics of the project. The current Meridian Lake surcharge will cover the 19% cost MLPC is responsible for paying for the Spillway Project so the current Water District fee structure will remain the same.

New Business - After a State inspection, the water treatment plant needs a replacement stand-by water treatment system. The current building will be expanded to include a new micro-filtration system similar to the last upgrade several years ago; the clear well basin will also be expanded to allow for greater chloride contact. The new facility will be built on the current site and is projected to cost \$1.8 million. Discussion followed about paying for the plant via funds left from the previous stated surcharge and possible work start dates (possibly as early as end of this year). Discussion continued about long term water supply, current water quality and water right resources. Discussion ended about trapping beavers and porcupines both of which will continue.

Election - Discussion ensued about taking the Board to 3 members vs. 5 members. Carolyn made a motion to elect the slate of members being Kurt, Chuck and Dick with 3,2,1 year terms respectively. Mike seconded, all in favor, motion approved.

Chuck made a motion to adjourn seconded by Mike, all in favor, meeting adjourned at 5:27 pm.

Prepared by Rob Harper, Toad Property Management, Inc.