

Pristine Point Owners' Association

Tenth Annual Meeting Minutes

Date: July 1, 2011

Location: 69 Pristine Point Way

Attending:

Chuck and Cathy McGinnis (Lot 1)

Marty Evans (Lot 3)

Mike Elmore (Lot 5)

Bob and Parry Mothershead (Lot 7)

Dick and Gail Matthews (Lots 12 and 13)

Henson and Carolyn Moore (Lot 15)

Larry Paddock (Lot 16)

Gordon and Angela Reeves (Managers)

Marty Evans called the meeting to order. Angela Reeves said notification of the meeting was mailed on May 26, 2011, 35 days prior to the meeting. She reported that seven proxies had been received from absent owners and with owners of eight lots in attendance the meeting had a quorum (72%). Angela said the Minutes of the Ninth Annual Meeting had been circulated with the Agenda and Chuck McGinnis made a motion to approve the Minutes as circulated. Larry Paddock seconded the motion and the Minutes were unanimously approved.

Parry Mothershead said the task force formed at the 2009 annual meeting had several meetings with the County and Jim Starr. Parry explained the County staff could not start plowing the road across the dam until the County Commissioners put funding for that work in the Budget. Parry said they would be approaching Phil Chamberland, the newest County Commissioner, to attempt to have the work added to the annual Budget. Chuck McGinnis said it was promising that budget constraint was the only opposition raised by the County.

Marty Evans said the shared driveways across the dam would require some maintenance this year and he had called JCI to quote for the work. If JCI did not respond he would contact Lacy Construction. Parry Mothershead said there was a hole in the asphalt and Gordon Reeves said he would contact the company that did the original work for a quote. Chuck McGinnis asked about seal coating the asphalt and it was agreed every five years was probably sufficient.

Marty Evans said one set of plans had recently been approved for a barn on Lot 2. He said the contractor and engineer had responded promptly to several requests for clarification or amendment of the plans and the final plans met all the PPOA requests.

Angela Reeves confirmed MLPC had also approved the plans for the barn which was essentially a three car garage and workshop with a pottery studio above.

Marty Evans said conceptual plans had been submitted and approved for Lot 18. Angela Reeves explained there were additional restrictions imposed on Lot 18 construction and the owner had submitted a sketch for initial approval prior to having detailed drawings prepared.

Angela Reeves said the large amount of heavy wet snow in December pushed the Snow Removal line item over budget for 2010. She explained actual 2010 expenses finished at \$12,819 against a budget of \$12,635. Angela said large storms continued during 2011 and snow removal expenses at the end of the winter season were at \$4,650 against a budget of \$7,000. She explained other expenses were in line with the budget.

Angela Reeves said the association was unable to increase its reserve for future road maintenance but was managing to keep approximately \$6,000 in the bank accounts each year. Dick Matthews asked if it was necessary to have a dues increase or a special assessment. Angela explained the board had discussed the matter several times and had decided in the current economic climate it was better to keep dues at the present level and assess a special assessment in the future when road maintenance of the asphalt was required.

Chuck McGinnis made a motion to ratify the 2011 budget. Dick Matthews seconded the motion and it was unanimously approved.

Angela Reeves said Mike Elmore was willing to continue on the Board of Managers for an additional 3 year term. Larry Paddock made a motion to appoint Mike to serve a second three year term. Henson Moore seconded the motion and it was unanimously approved.

Marty Evans said the owner of Lot 18 had circulated an email to owners in MLPC offering fractional ownership of the home to be built on Lot 18. A long discussion followed regarding the pros and cons of fractional ownership. Angela Reeves said Lot 14 was owned by three owners who all appeared on the deed and there were other lots owned by limited liability companies which could have multiple members. After discussion it was agreed Angela should contact a local attorney to research options.

Chuck McGinnis thanked Bob Mothershead and MLPC for grading an area near the dam and installing a picnic table. Kay Evans asked if a log seat from Red Mountain Logworks could be purchased and placed on the opposite side of the dam from the picnic table. She explained the seat could be stored under the bridge during the winter months. It was agreed the board would discuss the matter.

The meeting adjourned at 6:10 p.m.

Angela Reeves