

Pristine Point Owners' Association

Eleventh Annual Meeting Minutes

Date: September 27, 2012

Location: 113 Pristine Point Way

Attending:

Chuck McGinnis (Lot 1)

Kurt Giesselman (Lot 2)

Marty and Kay Evans (Lot 3)

Bob and Parry Mothershead (Lot 7)

Gordon and Angela Reeves (Managers)

Marty Evans called the meeting to order. Angela Reeves said notification of the meeting was mailed on August 29, 2012, 30 days prior to the meeting. She reported that six proxies had been received from absent owners and with owners of four lots in attendance the meeting had a quorum (56%). Angela said the Minutes of the Tenth Annual Meeting had been circulated with the Agenda and Kurt Giesselman made a motion to approve the Minutes as circulated. Marty Evans seconded the motion and the Minutes were unanimously approved.

Marty Evans said negotiations with Mt. Crested Butte Water and Sanitation were nearing completion after approximately 5 years of discussion. Marty explained an agreement had been passed to Nancy Bentson for review on behalf of the association and Mt. CB W&S would reimburse the association for two hours of her time. He confirmed Mt. CB W&S had agreed to pay the association \$4,500 and the main remaining issue being discussed between the attorneys was to do with liability and "hold harmless" provisions.

Angela Reeves said three owners were presently in arrears by a year and Marty Evans made a motion to file liens against all three owners. The motion was amended by Chuck McGinnis to state Small Claims Court action should also be commenced against the two local owners. Kurt Giesselman seconded the amended motion and it was unanimously approved.

Angela Reeves said snow removal expenses were well under budget due to the light snow year. She explained \$192 had been spent on fence maintenance and \$715 on road maintenance. Chuck McGinnis questioned the \$715 expenditure on maintenance of a shared driveway. Kurt Giesselman made a motion for the board to research covenant amendments and confirm who was responsible for shared driveway maintenance. Parry seconded the motion and it was unanimously approved. Angela Reeves was asked to research association documents and report back to the Board. Kurt Giesselman asked if

Chuck McGinnis would be willing to attend part of the next Board meeting to discuss road maintenance responsibilities.

After a short discussion it was agreed a 6 year seal coating cycle was probably appropriate as the paved road appeared to be in reasonable condition. Angela Reeves agreed to contact paving companies from Montrose and obtain bids for seal coating the paved road and Gordon Reeves agreed to review the recommendations. Bob Mothershead said it was necessary to compare specifications of the seal coating as product and quality could vary significantly. Parry Mothershead said the small hole in the asphalt identified last year had not been repaired and additional cracking had occurred. Angela Reeves agreed to contact a local paving company to make the repair.

Chuck McGinnis made a motion to ratify the 2012 Budget and to approve the draft 2013 Budget circulated with the meeting notice. Kurt Giesselman seconded the motion and it was unanimously approved.

Angela Reeves said Marty Evans, Kurt Giesselman and Parry Mothershead were all up for re-election. Marty Evans explained his house was under contract and until the house was sold he would like to continue on the Board to complete the negotiations with Mt. CB W&S. If his house failed to sell he would like to continue on the Board but step down as President. After a short discussion Chuck McGinnis made a motion to appoint all three to the Board for additional 3 year terms. Kurt Giesselman seconded the motion and it was unanimously approved.

After a short discussion it was agreed future annual meetings would be scheduled in July to coincide with the MLPC annual meeting.

Chuck McGinnis explained the task force, consisting of himself, Parry Mothershead and Henson Moore had met with Phil Chamberland and they were presently waiting for the County staff to prepare a list of concerns and issues regarding maintenance of the private roads within Pristine Point. Kurt Giesselman suggested the task force also speak to the County about splitting responsibility and the County just accepting responsibility for road maintenance and not snow removal.

It was unanimously agreed the snow removal contract would be renewed with Rocky Mountain Trees & Landscaping.

Marty Evans said the fractional ownership of Lot 18 discussed at the 2011 meeting was not being pursued and the owner was considering building a small cabin on the lot. Marty said no plans had yet been submitted.

The meeting adjourned at 5:55 p.m.

Angela Reeves