

# *Pristine Point Owners' Association*

## **Twelfth Annual Meeting Minutes**

Date: July 5, 2013

Location: 113 Pristine Point Way

### Attending:

Chuck & Cathy McGinnis (Lot 1)

Kurt & Janet Giesselman (Lot 2)

Mike Elmore (Lot 5)

Bob & Parry Mothershead (Lot 7)

Richard & Gail Matthews (Lots 12 & 13)

Henson & Carolyn Moore (lot 15)

Larry & Ginger Paddock (Lot 16)

Gordon and Angela Reeves (Managers)

Kurt Giesselman called the meeting to order. Angela Reeves said notification of the meeting was mailed on June 10, 2013, 25 days prior to the meeting. She reported that four proxies had been received from absent owners and with owners of eight lots in attendance the meeting had a quorum (67%). Angela said the Minutes of the Eleventh Annual Meeting had been circulated with the Agenda and Chuck McGinnis made a motion to approve the Minutes as circulated. Mike Elmore seconded the motion and the Minutes were unanimously approved.

Kurt explained it had generally been a quiet year for the association. Richard Matthews asked if the three delinquent owners in 2012 had paid their dues. Angela Reeves said one owner had paid in full, one owner would be current by July 17 and one owner had not paid anything. Kurt said he had attempted to contact the owner regarding delinquent dues and the number of dead and downed trees on the owner's lot but there had been no response to either topic. After discussion it was agreed the County records would be checked to ascertain if the owner had a mortgage on the lot and Parry Mothershead agreed to contact the owner regarding the downed trees and request approval to remove some of them for firewood.

Kurt Giesselman said Mt. Crested Butte Water & Sanitation had agreed to pay \$4,500 to the association when work started on the installation of a flume below Lot 12. As the original agreement had now expired it was unanimously agreed the association would renegotiate the terms.

Angela Reeves said one house had sold during the past year and no new construction plans had been submitted for review by the Board. Angela explained the Meridian Lake Park Board had set up a sub-committee to discuss the tennis courts. Ginger Paddock

suggested a tennis court be converted to a pickle ball court and Angela said the tennis court repair company had also suggested pickle ball.

Kurt Giesselman said quotes for seal coating the road across the Dam had been obtained and varied depending on the method used. Kurt said he would like to identify an alternative way to fund the work and suggested postponing the project until 2014 to find a funding source other than a special assessment. Chuck McGinnis agreed the work needed to be completed soon to avoid the surface of the road suffering further damage.

Kurt said he was speaking to County Commissioners regarding the County taking over maintenance and/or snow removal of the road across the dam but said it was slow progress.

Angela Reeves said Doug Gorman, CPA, had prepared a 2012 financial report and filed the 2012 tax return. She said expenses were once again under budget in 2012 and the 2013 Budget had kept quarterly dues at the same level. Richard Matthews made a motion to ratify the 2013 Budget. Larry Paddock seconded the motion and it was approved by a majority.

Kurt said maintenance of the road across the Dam and the shared driveways continued to be a challenge and Chuck McGinnis said it was important to find a solution which was fair to all owners.

Angela Reeves explained Henson Moore was up for re-election. Mike Elmore made a motion to appoint Henson to the Board for an additional 3 year term. The motion was seconded by Chuck McGinnis and unanimously approved. Chuck McGinnis made a motion to appoint Richard Matthews to the Board for a two year term. Kurt Giesselman seconded the motion and it was unanimously approved.

Chuck McGinnis said Mt. Crested Butte Water & Sanitation District would be modifying the spillway as soon as the work received State approval and he confirmed the work would involve draining the reservation. Bob Mothershead suggested bringing in two loads of sand while the reservoir was drained as a beach area would be a great asset for residents and difficult to do without the reservoir being drained.

The meeting adjourned at 5:55 p.m.

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Angela Reeves