

MINUTES PRISTINE POINT OWNERS' ASSOCIATION

BOARD OF MANAGERS

318 ELK AVENUE, SUITE 24, CRESTED BUTTE

Date: October 24, 2013

Present: Parry Mothershead
Kurt Giesselman
Mike Elmore
Dick Matthews (by phone)
Chuck McGinnis – Lot 1 owner
Angela Reeves (Manager)

The meeting was called to order at 4 pm. Kurt explained the purpose of the meeting was to discuss signage, sealing of the roads and the 2014 Budget and dues structure.

Kurt explained some owners had expressed concern that the existing Pristine Point signage was a little abrasive. It was generally agreed signage was necessary and prior to the meeting proposed metal signs had been distributed to the Board and the anticipated cost, with installation was \$557. After discussion it was agreed the sign order would be expanded to include an additional sign on the pedestrian gate directing hikers to Long Lake. Chuck suggested placing one of the signs between the existing Pristine Point wooden sign and the start of the guard rail. Concern was expressed about vehicles backing onto Washington Gulch and it was agreed the sign would be placed in that location suggested by Chuck and moved in the future if necessary. Mike made a motion to purchase and install six new metal signs with the less threatening language and design. Kurt seconded the motion and it was unanimously approved.

Kurt explained the sealing of the private roads within Pristine Point had to be put on hold for the year as local paving companies were responding to the flood damaged or destroyed roads in other parts of the State. Kurt said it was essential to keep up with maintenance of the private roads if the association hoped to persuade the County in the future to take over all maintenance of the roads, including snow removal. Kurt said he expected the paving companies to continue to be busy into 2014 and he expected road paving and sealing prices to remain high.

Kurt said seal coating the roads with the existing dues structure would leave the association extremely short of funds especially if the weather predictions were correct and the area returned to normal snowfall of 300 inches or more during the ski season. Discussion followed regarding the benefits of a special assessment versus a dues increase and the amount of money required to adequately fund the association. Parry made a motion to increase dues by \$50 per quarter. Dick seconded the motion and it was unanimously approved.

Kurt said he would draft a letter to owners explaining why the January 1 increase in dues was necessary and distribute it to the board for review.

Parry said she had to continue with treatment on her shoulder and needed to resign from the Board to focus on her recovery. Chuck was asked to join the Board and agreed to serve the remaining two years of Parry's term. Kurt thanked Parry for her long service on the Board and it was agreed Chuck would also take over the role of Secretary of the Association.

The meeting adjourned at 4:45 p.m.

Prepared by Angela H. Reeves