

**MINUTES PRISTINE POINT OWNERS' ASSOCIATION
BOARD OF MANAGERS
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Date: January 14, 2020

Present: Chuck McGinnis
Dick Matthews
Kurt Giesselman

Also Present: Nancy Woolf
Parry Mothershead
Rob Harper, Toad Property Management
Scott Kelley, Toad Property Management

The meeting was called to order at 10:05 a.m.

Chuck made a motion to approve the October 17, 2019 meeting minutes. Dick seconded the motion and it was unanimously approved.

Chuck explained Michael Helland, a local Architect, had submitted house plans for Dan and Meg Papadatos and the house plans did not require any variances and Michael had confirmed there would be minimal landscaping with a few trees added which would not impact views from other homes. Kurt asked for confirmation from the owners, Papadatos, that they understood the implications of a shared driveway and the occasional need for a delivery truck to use the entrance of their driveway in order to negotiate the corner uphill from the driveway. After a discussion regarding the MLPC regulations covering non-owner occupancy of a home and the need to provide information to Toad Chuck agreed to follow up with Papadatos and remind them of those regulations. Chuck made a motion to approve the Papadatos plans as submitted. Dick seconded the motion and it was unanimously approved. Chuck said MLPC would be reviewing the Papadatos plans at their next meeting and construction could start in the Summer.

Kurt explained the Forest Service required a Mutual Easement Agreement between the Crested Butte Land Trust and PPOA for access to Long Lake. Kurt said the Association owned a two acre parcel of land and anybody accessing Long Lake by the road had to cross a portion of that land. Kurt explained the Association had hired Marcus Lock and negotiations started in May, 2019 and the Crested Butte Land Trust had inserted a new provision in the December 9, 2019 final draft of the Mutual Easement Agreement which was not acceptable to him. Kurt explained the amendment would give the Land Trust the ability to hold up to four fundraising events per year with up to 50 people and transportation of those people and required equipment. Concern was expressed about the environmental impact of 50 people being clustered in that location at one time and a portion of the flat area which had historically been used for handicap parking was on land owned by David Light and not part of the parcel to be acquired by the Land Trust.

Kurt explained in 1997 the Developer, Alan Wolff, had entered into a perpetual easement with the County to permit public access to the lake and some mention was made regarding vehicular access although it was not particularly clear. It had been suggested that PPOA and the Land Trust approach the County to remove the easement and just rely on the new documentation. Kurt explained Marcus Lock, on behalf of the Association, had written to the Forest Service giving his opinion of the process to void their documentation prior to the completion of the land exchange but no response had been received. Kurt said two approaches had been made to the

Land Trust to meet with them to sit down with the Association and Forest Service and resolve the outstanding issues but no response had yet been received. Chuck agreed to reach out to the Land Trust and urge them to attend a meeting in an attempt to reach resolution by the end of the month.

Kurt said he continued to reach out to the County with the aim of having the County take over maintenance of the Pristine Point roads but realistically nothing would be accomplished until the end of the year when changes in staff occurred. Kurt said Mt. Crested Butte Water & Sanitation District had not inspected the road damage and Kurt said he would continue to push for a meeting and road inspection by the Water District in the Spring. Chuck said a proposal had been received from SealCo to chip and seal the road across the dam for \$22,000 and approximately \$13,000 to repair the two damaged areas. After discussion it was agreed Kurt would ask the County to repair the road surface at the entrance to the dam which was damaged by the County front loader, Kurt would continue to work with the County on future road maintenance as opportunities presented themselves and a second proposal would be obtained for the road repairs and chip and seal. Road maintenance would be discussed at future Board meetings and the Annual Meeting so owners would be prepared for any dues increases and special assessments for maintenance of the roads.

Chuck explained Toad had changed the format of the financial reports and Rob explained the changes implemented with the AppFolio software. Chuck said snow removal in 2019 was approximately \$3,000 over budget and legal expenses also exceeded budget and those overruns had been funded by the Reserve Account. Chuck explained there were additional snow removal and legal invoices which hit the January 2020 reporting although those invoices were for services provided in 2019.

Chuck explained increases in the draft 2020 Budget in accordance with actual expenses or anticipated expenses. Dick expressed concern that the large Association expenses were incurred in the first half of the year and with the reduction in the Reserve Account there might be cash flow problems. It was agreed to discuss options for different dues payment structures (1 time total annual dues payment versus quarterly payments) at the annual meeting. Dick made a motion to increase dues to \$300 per quarter, per lot, effective April 1, 2020. Kurt seconded the motion and it was unanimously approved.

Chuck said MLPC were currently in negotiations with the Mt. Crested Butte Water & Sanitation District regarding the Memorandum of Agreement and the Raftelis Report which reviewed the costs of providing MLPC water and sewer services. Chuck explained the Report said MLPC owners had been under billed and under charged for the services provided by the District. MLPC has decided not to hire legal and accounting services to challenge the figures in the Report at this time. Chuck said the 2020 charges from the District had not been changed and negotiations with the District continued.

Chuck explained MLPC had been working on a Policy for recreational vehicles but as a Policy would be in conflict with the Covenants it had been agreed to discuss an informal policy at the Annual Meeting.

Chuck explained MLPC had prepared amendments to the Design Guidelines and the draft had been circulated to all owners for review and would be finalized at the next MLPC Board Meeting.

It was agreed to send owners the Final PPOA 2020 budget showing the revised revenue and expense estimates, the increase in dues, and an explanation of our ongoing private roads

maintenance issues, including possible future special assessments to cover maintenance needs. Chuck will draft a letter and Kurt and Dick will review it before Rob sends it out to owners.

Kurt made a motion to adjourn the meeting at 11:53 am. Dick seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Inc.

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