

MINUTES PRISTINE POINT OWNERS' ASSOCIATION

BOARD OF MANAGERS

318 ELK AVENUE, SUITE 24, CRESTED BUTTE

Date: January 24, 2017

Phone: Kurt Giesselman
Chuck McGinnis
Dick Matthews
Rob Harper, Toad Property Management

The meeting was called to order at 4:03 pm.

Dick made a motion to approve the October 25, 2016 minutes. Kurt seconded the motion and it was unanimously approved.

Prior to the meeting Rob distributed December 31, 2016 financial reports and the budget. Kurt said Crested Butte had received considerably more snow than other parts of Colorado and that would be reflected in the higher snow removal expenses. After discussion it was agreed to use funds from the reserve to pay snow removal expenses and review the snow removal figures in February and decide what action needed to happen when more information was available. Kurt and Rob agreed to draft a letter to owners, to go with the April invoices, explaining costs and solutions to rebuilding the reserve.

All agreed the prior decision to move \$5,000 from operating to the reserve account would be put on hold until the actual 2016/17 snow removal expenses were known.

Chuck asked that the Rocky Mountain Trees snow removal invoices be emailed to board members as they were received by Toad.

Kurt said discussion of road damage/repairs on the road across the dam would continue in the Spring after the snow had melted.

Kurt said snow levels were causing the water plant project to fall behind schedule and it would be a challenge to be on-line by the March deadline. Kurt explained the old plant would continue to run for as long as needed and the new plant could be operated in manual mode if it was not possible to complete work on the pump station due to snow levels.

Rob said some complaints had been received from Meridian Lake residents about water quality. Kurt said Mt. CB Water & Sanitation were aware of the problem and had stopped pulling water from the lake and were now using only water from the ditch. Once water levels had risen in the lake in the Spring Mt. Crested Butte Water & Sanitation would once again pull water from the lake. Kurt said the water had been safe but was discolored and had a different taste.

Kurt said Rocky Mountain Trees had been doing a good job during the storms and sometimes plowing 2 or 3 times a day to keep the roads open. Dick said the snow plowing on PPOA North roads had also been good and berms created by County had been removed promptly.

At the April meeting it was agreed documentation regarding the proposed Covenant changes would be discussed and details of the mailing to owners would be finalized.

The next board meeting was scheduled for Tuesday, April 18, 2017 at 4:00 p.m. mountain time.

The meeting adjourned at 4:46 p.m.

Prepared by Rob Harper,
Toad Property Management, Inc.

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