

**MINUTES PRISTINE POINT OWNERS' ASSOCIATION
BOARD OF MANAGERS
VIA ZOOM**

Date: May 8, 2023

Present: Dick Matthews
Beth Peters
Kurt Giesselman
Joe Robinson, Toad Property Management

The meeting was called to order at 10:32 a.m. and Joe confirmed there was a quorum.

Beth made a motion to approve the minutes of the January 20, 2023 meeting. Dick seconded the motion and it was unanimously approved.

Dick made a motion to reappoint Kurt Giesselman to the Board. Beth seconded the motion and it was unanimously approved. Joe thanked Kurt for his willingness to continue on the Board.

Joe explained the MLPC Board had approved and signed the Settlement Agreement with Mt. Crested Butte Water & Sanitation District. Joe confirmed the ballots had not been sent out to Pristine Point owners regarding the conveyance of land to the Water District. Kurt said he would be meeting with Brian Brown of the Water District to discuss some of the PPOA concerns. Kurt explained maintenance of the private roads had never been discussed with the Water District in earlier Settlement Agreement discussions and Kurt expressed concern about introducing that discussion at this late stage. Kurt explained the Water District had encountered some issues during the Winter to maintain access to the pump station and it might be possible to reach some decision on plowing prior to next Winter rather than include that discussion as part of the land conveyance.

Dick expressed concern about a potential lack of funds towards the end of the year once all the bills were paid. Beth expressed concerns about a special assessment or increasing dues when there might be an opportunity to have the Water District take over plowing of the road across the dam as part of the agreement to convey two parcels of land to the Water District. Kurt said owners in MLM had accepted the agreement and would not be making any additional requests to the Water District for signing over ownership of the MLM parcels of land. Large increases in County property taxes had just been announced and owners receiving special assessments or increased dues might not be well received by some owners.

After a long discussion it was agreed Kurt would speak with Brian Brown of the Water District to alert him that one or two Board members would contact him to discuss the Water District taking over the plowing of the road across the Dam. Dick said he would be willing to reach out to Brian Brown, President of the Water District, once Kurt made the introduction. The mailing of the Ballot to owners would be discussed again after discussions with Brian Brown. Kurt said he would provide the cover letter for the Ballot to Joe.

Joe said the Toad management fee would be increasing by 8% in 2024. Kurt said RMT&L would probably increase fees by 15% and RMT&L had agreed to continue with the PPOA contract for snow clearing despite cancelling multiple contracts throughout the valley. Delinquent dues were discussed. Kurt and Dick agreed to reach out to a couple of owners in an attempt to reduce the delinquencies prior to official demand letters being sent out. Joe said the attorney representing the Schaffers had indicated to Beth Appleton that the Schaffers intended to pay the delinquent dues up to the date of the property being sold. Joe explained the Reserve Account at the end of 2022 had a balance of \$11,000 and now that account was down to approximately \$2,500.

Joe explained Toad had been served for failure to respond on the lawsuit between H2 Properties and the Schaffers and Beth Appleton had asked for a point person from the Board to be available to discuss the lawsuit

as needed. Kurt said he had been responding to all of Beth Appleton's requests and had signed documents when requested.

Dick made a motion to appoint Kurt Giesselman as President of the Board. Beth seconded the motion and it was unanimously approved. Kurt said he was willing to continue as the point person on the Schaffer lawsuit. Kurt explained Pristine Point had to be involved in the lawsuit because of the wording in the Pristine Point Covenants. Kurt said the Schaffer's lender was pushing the lawsuit and it would be a complicated legal case with Pristine Point just named as a formality.

Snow removal had been a large expense during 2023 and funds used from the Reserve Account. It was generally agreed an increase for 2024 would be necessary and attempts would be made to keep the increase as low as possible. There had not been a dues increase for 2023.

Kurt said it was unknown if everything would be resolved with Mt. Crested Butte Water & Sanitation District by the annual meeting but hopefully the matter would be resolved by the end of the year. Beth said she would reach out to Nancy on the Water District Board.

The meeting adjourned at 11:32 a.m.

Prepared by Rob Harper,
Toad Property Management

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