

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

Date: May 12, 2021

Present: Chuck McGinnis
Kurt Giesselman
Dick Matthews
Rob Harper, Toad Property Management
Jordan Brandenburg, Toad Property Management
Carol Cobb
Carol and Jason Piering
Nick Peters

The meeting was called to order at 11:30 a.m. and Kurt confirmed there was a quorum.

Dick made a motion to approve the January 21, 2021 meeting minutes. Kurt seconded the motion and it was unanimously approved.

Chuck confirmed snow removal expenses for the 2020/2021 winter of approximately \$5,500 and the low snow year would help to build up reserves. Chuck said moving forward the perimeter fencing expenses would be paid by Meridian Lake Park. Kurt said liability coverage would be increased to \$4M and Director & Officer coverage would be increased to \$1M per board member. The increases would bring the coverage in line with other associations, increased liability and follow the recommendation of several insurance agents.

Chuck explained a company from Montrose (Armor Proseal) would chip seal the road across the dam at the end of Summer/early Fall at a cost of \$4,100. The project would include some road repairs on both sides of the dam road. Armor Proseal would inspect the asphalt damage on the road sometime this summer and confirm that they can still make these repairs and that it would not require an adjustment to their bill. Previously, another contractor (SealCo) estimated the cost of repairs for the dam road would be \$12,600. Fifty percent of the cost of this project was included in the 2021 Operations Budget. The remaining cost would be billed to owners as a special assessment due with the 3rd Quarter Dues. The special assessment of \$2,050, the first for the Association, amounts to \$120 per lot. The private roads are deteriorating and future costs to repair them remain unclear.

Chuck said the 2022 Budget would be discussed at the annual meeting on June 30, 2021.

Kurt explained Jake Jones was the Executive Director of Crested Butte Land Trust and a task force had been formed to plan for public use of Long Lake. Kurt said the initial meeting had been very productive and educational and that trail repair and signage plans would help to maintain the enjoyment of Long Lake. Land Trust signage would replace the current signage across the dam. The task force would be meeting later in the month for a site visit and it was expected the new signage would be in place in June. Meridian Lake Park would be involved in discussion and planning of the parking area on Washington Gulch and possibly expanding the parking area into the area previously occupied by the MLPC tennis courts. Parking at the other trailhead could not be expanded as it was ranchland owned by the Allen Family.

Chuck said two construction projects were underway and preliminary plans had been submitted by Carol Cobb for Lot 7. Carol said final plans would be submitted for review and Johnny Biggers would be the contractor.

Chuck explained some culverts in Pristine Point south were blocked and attempts would be made to coordinate the clearing of the culverts with the new construction while contractors with heavy equipment were in the area.

Chuck reminded owners it was necessary to comply with the design and construction guidelines for both Pristine Point and Meridian Lake Park. Chuck said updates would be made to both sets of guidelines and would not impact the current construction projects or final plan review but would impact any plans submitted in the future. Chuck summarized some of the updates being considered. Chuck confirmed two variances had been granted for outdoor firepits, one propane and one natural gas and a variance for firepits would continue to be necessary until new design guidelines were in place. Kurt said Pristine Point, especially Chuck, had taken the lead on making the changes to the guidelines and those changes were currently with the Meridian Lake Park Board members for review.

Kurt said Pristine Point had not experienced any problems with friends and family using owner properties without the owner being present in the past. But short-term rentals are a new, and growing trend and problems had occurred in Meridian Lake Meadows and in other Associations. The Pristine Point Board had decided to be proactive and prepare our own short and long-term rental policies which would guide future non-owner-occupied rentals. Kurt said owners had been given the opportunity to review the draft rental policies and the Board had continued to revise the policies in accordance with comments from owners and risk management experts. A rewrite of parts of the policies were shared with owners at the meeting but had not yet been sent to all owners. Owners participating in the meeting were given the opportunity to comment and ask questions on the proposed new and amended policies. Concern was expressed about the rental deposit process for short-term rentals and Kurt said the aim of the deposit was to protect the Association and neighbors and encourage owners to make renters aware of the existing rules and regulations. A long discussion followed about the need for and the size of the rental deposit, rental fees and the enforcement process for any complaints or violations of the rules. Chuck said no vote would be taken by the Board at the meeting today. The Board would consider all the inputs and make another revision to policies, if appropriate, and would determine when and how the final approval vote would be conducted. The final set of the new rental policies would be distributed to owners before the final Board vote of approval. The Board was thanked for their work on the short-term rental policy.

Chuck made a motion to adjourn the meeting at 12:58 pm. Kurt seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management