

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

Date: May 15, 2020

Present: Chuck McGinnis
Kurt Giesselman
Dick Matthews
Scott Kelley, Toad Property Management

The meeting was called to order at 12:02 p.m.

Chuck made a motion to approve the January 14, 2020 meeting minutes. Kurt seconded the motion and it was unanimously approved.

It was agreed to conduct the annual meeting by Zoom and also give owners the opportunity to attend a socially distancing outdoor meeting if enough owners wanted to do that and COVID-19 restrictions permitted. Owners would be asked on the Notice to indicate if they would be interested in attending an outdoor meeting or would participate by Zoom so it would be possible to have a reasonably accurate head count before the start of the meeting. It was agreed to add an additional Agenda item for discussion "Possible 2021 Special Assessment for Road Maintenance".

Scott explained Gunnison Savings & Loan had closed their Crested Butte office and the process to move the Association's funds to Community Banks had been difficult. Scott said GS&L had not made the check payment requests submitted during March and April and the transfer of funds was expected to complete in the next 30 days. Scott explained Toad had been paying the Association's expenses, approximately \$4,658, during the bank transition period. Once Toad had been reimbursed those expenses there would be approximately \$1,500 left in the bank account.

Delinquent dues were discussed and Kurt, Chuck and Scott agreed to chase owners for payment in addition to the delinquent dues letters which had been sent.

Chuck said snow removal already exceeded the 2020 Budget and there could be additional expenses in November and December. Snow removal expense for November and December have ranged from \$0 to \$2300 for the last three snow seasons. It was agreed not to amend the 2020 budget at this time.

Chuck explained the line items in the draft 2021 Budget. He pointed out that the accrual accounting basis overstates actual income received and YTD actual income received was \$1,400 less than the \$7,200 indicated (19%). Kurt agreed to draft a letter to MLPC requesting MLPC take over all perimeter fence repair (possibly with the exception of Forest Service road fencing) as MLPC was currently maintaining the perimeter fence in Meridian Lake Meadows. Chuck said the \$35,000 Capital Expense shown on the Budget sheet for road maintenance was an estimate and updated bids would be obtained in the Fall and it would also be known at that time if the County or Mt. Crested Butte Water & Sanitation would take responsibility for any road repairs.

It was agreed to mail the preliminary 2021 PPOA budget to owners in the Annual Meeting package, without the 2020 YTD column. It was also agreed to reduce the legal expense budget to \$1000 and to increase the snow removal budget to \$10,500. Dues for 2021 would remain at the same level as the current 2020 dues. The higher dues should allow us to bring our operating and capital reserve accounts to more reasonable levels.

Chuck said Lot 9 plans had been approved by both associations but the Fire Marshall was challenging the width of the shared driveway that the individual driveway would connect to.

A request had been submitted for a self-contained propane firepit on a deck and MLPC was considering a redraft of governing documents as firepits had not been adequately addressed in the earlier documents. Once MLPC had completed their revision PPOA would look at the PPOA ACC documents and propose revisions.

Chuck said Mt. Crested Butte Water & Sanitation would be forming a new committee to work with MLPC on water and sewer matters once COVID-19 restrictions permitted.

Kurt explained the transfer of Long Lake from the Forest Service to the Crested Butte Land Trust had completed without the Forest Service resolving the non-reciprocal easement agreement with Pristine Point or the utility easement with David Light. A lawsuit had been filed by David Light regarding the utility easement and Pristine Point needed to wait to find out how the utility easement would be resolved. Chuck said CBLT had approached MLPC with examples of proposed signage on Washington Gulch and CBLT would need to approach PPOA for approval of any signs to be placed on PPOA land. Chuck said discussion about parking off Washington Gulch near the old tennis court site would be discussed by MLPC and CBLT at a later date.

Chuck explained two owners had recently resigned from the MLPC Board and Chuck agreed to approach some PPOA owners to see if they would be interested in joining the MLPC Board.

Chuck said an owner had filed a formal complaint about bright temporary exterior lights on a home in Meridian Lake Meadows and the owner had now switched those temporary lights off.

It was agreed MLPC needed to reach out to the County as the surfaces of the cul-de-sac roads were in need of significant repair. Individual owners could be encouraged to write to the County as well.

The next meeting was scheduled for June 15, 2020 at 11:30 am.

At 1:20 pm Chuck made a motion to adjourn the meeting. Dick seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Inc.