

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

Date: May 22, 2025

Present: Kurt Giesselman
Dick Matthews
Beth Peters
Daniel Papadatos
Alex Summerfelt, Toad Property Management
Ariston Awitan, Toad Property Management
Bayliss Baker, Toad Property Management
Jesse Drees, Toad Property Management

Kurt called the meeting to order at 11:14 a.m. and Kurt confirmed there was a quorum.

Dick made a motion to approve the minutes of the July 18, 2024 meeting. Beth seconded the motion and it was unanimously approved.

Prior to the meeting a draft 2026 Budget had been sent to the Board for review. The 2026 Budget kept Operating Dues at the current level. Kurt confirmed Mt. Crested Butte Water & Sanitation needed quarterly invoices for their portion of the snow removal expense. Kurt asked that invoices be sent promptly after the end of the quarter, prior to the 15th of the following month.

Ariston confirmed the Management Fee would remain the same for 2026. A 15% increase in insurance was anticipated. Ariston said snow removal expenses had been charged to Repairs and Maintenance and the accounting team would correct that mistake. Once corrected the total for snow removal was approximately \$8,320.

The draft 2026 Budget did not have any funds going to a Reserve Account. After a long discussion about Reserve Funds it was agreed to add \$1,000 to the Reserve Fund. Various expenses would be adjusted by a total of approximately \$3,000 to bring the net income to zero. The funds would be available to help with cash flow during the Winter months as well as helping to offset any unforeseen expenses. It was generally agreed the Association needed to build a Reserve Fund but did not want to do it by increasing dues.

Kurt said snow removal hourly rates would probably increase by 15% in 2026. Legal expenses were unknown but it was hoped legal expenses would be lower in the future.

No owners were currently delinquent. Alex said changes had been made within Toad so that delinquencies would be tracked each month and collection efforts would be in accordance with the State of Colorado regulations. Alex confirmed the AppFolio software would provide the Board with financial reports each month including a delinquency report. Alex said bank statements would be added to the financial reporting.

Ariston agreed to make adjustments to the draft 2026 Budget and circulate to the Board for approval via email.

Kurt confirmed Peter White had completed road repairs and resurfacing in areas damaged during the construction on his house.

Kurt said Mt. Crested Butte Water & Sanitation District had taken a Dosser up to Long Lake and plowed down to Lily Loop. The District would continue to evaluate a route for the new pipe.

At the annual meeting owners would be encouraged to join the Board. Dick said he would continue on the Board if there were no volunteers.

Alex said MLM would be introducing a \$50,000 Construction Deposit. MLPC would probably change their documents so MLM owners did not pay two Construction Deposits. MLPC would be attempting to make the process to review construction plans simpler when two approvals were required. The process between MLPC and PPOA would not change at the present time. Drafts of the MLPC proposed changes would be circulated to Kurt and Beth. Kurt suggested the Board review the Association's Construction Deposit at the next meeting.

The annual meeting Agenda would be prepared.

At 12:05 p.m. Kurt made a motion to adjourn the meeting. Beth seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management

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