

MINUTES PRISTINE POINT OWNERS' ASSOCIATION

BOARD OF MANAGERS

318 ELK AVENUE, SUITE 24, CRESTED BUTTE

Date: May 4, 2017

Present: Kurt Giesselman
Rob Harper, Toad Property Management

Phone: Chuck McGinnis
Dick Matthews

The meeting was called to order at 4:01 pm.

Chuck made a motion to approve the January 25, 2017 minutes. Dick seconded the motion and it was unanimously approved.

Prior to the meeting a financial report and draft 2018 budget had been distributed to the Board. Kurt said he would like to keep dues at the current reduced level for at least one more year and after reviewing prior year expenses it appeared the association would have sufficient funds despite the estimated 2017 snow removal for the full year being approximately \$7,000 over budget. Dick questioned road expenses and asked if there was a need to continue building reserves for future repaving of the roads.

Kurt said he would be walking the dam road with Bill Lacy and SGM and attempting to negotiate a considerably better deal than the initial offer made by Bill Lacy to patch a couple of potholes. Kurt said Mt. Crested Butte Water & Sanitation District had set aside funds to repair the road in addition to anything paid by Bill Lacy. Kurt said he hoped to obtain sufficient funds to repair the surface although he felt there would not be sufficient support from the District to fund new asphalt (approximately \$80,000). Kurt explained SGM had suggested chip seal to run the length of the dam to the 4-way intersection (approximately \$35,000). SGM believed the chip seal would add another 10 years to the existing road. Kurt said he had to do some work close to his house and would be personally funding work from the 4-way intersection to his house.

Chuck explained chip seal would be a long term choice of road surface as the only way to return to asphalt would be to dig up the surface and start again. Chuck said Washington Gulch and MLPC roads were chip seal.

After discussion it was agreed to keep 2018 dues at the current level and review financials again towards the end of 2017 when repair decisions had been made about the road across the dam.

Dick said he had spoken to owners at the north end of Pristine Point and despite the big snow year owners had saved money on snow removal due to the compromise negotiated by Kurt.

After a short discussion it was agreed the 2018 budget should be a revenue neutral budget with \$500 being added to snow removal and the Manager's fee increased by approximately 5%.

Rob said Jill Norris was drafting a Covenant Amendment document and reviewing the draft cover letter. Those documents would be mailed with the annual meeting documents and Rob said Nikki, from Toad, would be at Queen of All Saints to notarize signatures during the meeting. Rob confirmed original Covenant Amendment documents must be returned to the association for recording and proxies could not be used. Rob said he would report at the meeting on lot sales during the past year. Kurt confirmed he would remain on the Board until the annual meeting when a new Board member could be appointed to complete his unexpired term.

Chuck said he had a preliminary discussion with Andrew Hadley regarding design of a house for Jason and Carol Piering, owners of Lot 11. Chuck said Andrew Hadley had asked about the use of corrugated metal and Chuck had confirmed the use of corrugated metal would be reviewed on a case by case basis. Kurt said although the use of corrugated metal was not specifically denied in the governing documents the material had not been extensively used on existing homes within Pristine Point.

Prior to the meeting Kurt distributed photographs of damaged signs. It was agreed one new sign was required and the remaining work would be repairs and labor. Rob said he would expect the work to be approximately \$200 and well within the \$500 budget line item.

Rob explained the CB Fund had just held its third official board meeting and the charity was attempting to create a mechanism where the local real estate sales would generate a little money for the local charity. Instead of the Board endorsing a specific charity Kurt suggested a document be inserted in the real estate closing packet and new owners would be asked if they wished to donate \$20 to the CB Fund. After discussion it was agreed Rob would prepare something short and simple to present at the annual meeting as Dick suggested some owners might want to contribute to the CB Fund.

Rob said MLPC were now putting plans before a qualified architect to review and confirm compliance with association documents. Owners would pay a \$700 fee instead of the existing \$100 review fee and after the architect had confirmed compliance the ACC would review the plans and make a decision based on the overall appearance and design. Rob explained this process was designed to take the pressure off volunteer board members and was working well in other associations. Rob said the qualified architect would review plans for compliance with both MLPC and PPOA governing documents and the ACC for Pristine Point would continue to charge a \$100 review fee and review the plans. Rob said the third party architect was also available to answer questions from owners or their architects during the design and review stage. Rob said the independent review process was also useful when reviewing a house "as built".

The next board meeting was scheduled for Thursday, June 22, 2017 at 4:00 p.m. mountain time.

The meeting adjourned.

Prepared by Rob Harper,
Toad Property Management, Inc.