

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

Date: June 24, 2020

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

The meeting was called to order at 11:35 a.m.

Chuck made a motion to approve the May 15, 2020 meeting minutes. Dick seconded the motion and it was unanimously approved.

Scott said bank accounts had been moved to Community Banks and Toad had been reimbursed for the funds loaned during the change of banks as the process had been prolonged due to COVID-19 restrictions. Scott explained the financials included part of June so all of the transactions could be adequately reflected. Delinquent dues continued to be a problem for cash flow and owners had been contacted and some progress had been made. Various options were discussed to collect the delinquent dues. Since some of the Toad paybacks are being made in June, the estimated funds in the PPOA bank account are around \$2,000 right now, as opposed to the \$5,535 shown on the May 31st budget comparison. Scott advocated the need to replenish the PPOA bank account with July dues.

Kurt said he had spoken to MLPC regarding perimeter fence maintenance and the MLPC Board needed to vote on taking over the cost of maintaining the perimeter fence. This would save PPOA approximately \$1,300 annually. Chuck pointed out a check for \$200 was paid to Davidson in June for recent fence repairs and for raising the fence. This was on top of the \$750 downpayment made to Davidson earlier. Scott said he would review with Davidson how the downpayment would be reconciled against actual costs. It was agreed the deposit paid to Davidson Wildlife by PPOA may need to be refunded when MLPC took over responsibility for the fencing cost.

Owners had been notified in January of dues increases and no comments had been received.

It was agreed the Annual Meeting would be conducted via Zoom. During the Budget section of the annual meeting there would be discussion about a possible special assessment for 2021 road maintenance. Kurt will cover the road maintenance discussion during the Annual Meeting. Chuck will report on PPOA financials and ACC status. Chuck said one new construction project was underway and one is nearing completion and no new plans have been submitted.

Kurt said the Crested Butte Land Trust were still involved with the Lot 18 easement, which had gone to Court, and PPOA was waiting for that to be resolved before moving forward with the PPOA easement.

Kurt explained Chuck had resigned from the MLPC Board and the MLPC Water Committee and Kurt had agreed to assist the Water Committee as necessary and Bill Ronai of Meridian Lake Meadows had agreed to join Scott Hamilton and Robin Smith on the Water Committee.

Kurt said he had spoken with Mike Fabbre at Mt. Crested Butte Water & Sanitation regarding a possible slow water leak causing road damage and the District had agreed to dig and find out if the moisture was from a District's water line. If this supposition is confirmed, the Water District would pay for the road damage from the leak. If the problem was not the responsibility of the District, PPOA would be responsible for repairs and additional research would be carried out.

Chuck said a request had been received from an owner wanting to install a fire pit. MLPC had discussed wood fire pits with the Fire District and the Fire District had confirmed they would respond to complaints or emergencies but did not actively police the use of outside wood burning fire pits. MLPC did not intend to take any further action regarding endorsing the use of gas fire pits. Concern was expressed about the proximity of PPOA homes to dense areas of trees and the use of outdoor wood fire pits. Chuck made a motion to amend the architectural standards to permit outdoor propane fire pits. Kurt seconded the motion and it was unanimously approved. Chuck will advise the owner requesting permission to install a gas burning fire pit that the Board has voted to authorize this installation but the exact wording of the Architectural Standard will wait until the end of the year when our Standards will be updated.

It was agreed there would be a Board meeting immediately after the annual meeting on July 1, 2020, for a brief recap and an election of officers, and then a Board meeting in the second or third week of October. Scott will determine when September financials will be reconciled and suggest a meeting date after that.

The meeting adjourned at 12:25 pm.

Prepared by Rob Harper,
Toad Property Management, Inc.