

**MINUTES PRISTINE POINT OWNERS' ASSOCIATION
BOARD OF MANAGERS
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Date: October 17, 2019

Present: Chuck McGinnis
Kurt Giesselman
Rob Harper, Toad Property Management

Phone: Dick Matthews

The meeting was called to order at 11:05 a.m.

Chuck made a motion to approve the May 27, 2019 meeting minutes. Dick seconded the motion and it was unanimously approved.

Prior to the meeting a financial report had been distributed and Chuck said operating expenses exceeded budget mainly due to the significant snowfall and a dues increase would be necessary in the future. It was agreed the Snow Removal Contract with Rocky Mountain Trees & Landscaping would be signed for 2019/2020 as the increase was small and in line with the CPI.

Kurt said the County and SealCo were currently chip sealing the roads within Meridian Lake Park and an estimate of approximately \$21,000 had been received from SealCo to chip seal from Washington Gulch to the first intersection across the dam with the work being completed in Spring 2020. It was agreed maintaining the road in good condition would be a significant benefit when negotiating with the County for the County to take over future maintenance of the roads. It was agreed that Kurt would approach SealCo and see if the inclusion of some individual driveways, at the owner's expense, would result in a lower costs. Chuck will follow up with Jason Peiring to see if he would like his new driveway included in this contract.

The SealCo work on the road would be approximately \$1,000 per owner, as a special assessment, and Kurt and Chuck would draft a letter to all owners, along with the Budget letter at year end. Kurt said he would continue to talk to the Water District regarding a crack in the road and some subsidence in the area of a water line so work could be completed prior to any seal coating. Kurt also suggested it is unlikely that the County will repair the road damage at the intersection of the dam road and Washington Gulch Road. This repair, and the Water District repair, must be made before SealCo repairs the entire dam road. If unable to get the County to repair the road, the work would be bundled within the PPOA / Owner SealCo road contract. Kurt mentioned that this should be an asphalt overlay repair as opposed to a chip seal repair.

Chuck explained Meridian Lake Park Corporation would be revising their parking policy following some complaints regarding the parking of RVs, campers and trailers and other recreational vehicles, and once the policy was finalized PPOA would discuss its enforcement in Filing 4 further. As the Master Association, the MLPC policy would apply to all Filings.

Chuck said the State had been reviewing short term rentals and changing the taxes to commercial instead of residential. It was agreed to delay any further discussion on short term rentals pending decisions at State and local government levels and any Pristine Point owners

short term renting would continue to be subject to the MLPC Non-Owner Policy which was already in place.

It was agreed the next meeting would be Tuesday, January 14, 2020 to review the 2019 actual expenses and the 2020 Budget.

Chuck said informal discussions continued between MLPC and the Water District Board members and higher water/sewer fees were being considered for the entire District plus additional increases for MLPC owners. Chuck explained the Rafelis Report would be officially presented on October 29, 2019 and after that MLPC would determine what action to take.

It was agreed the Board would continue to search for volunteers to join the Board and increase the Board to four or five owners.

The meeting adjourned at 11:53 a.m.

Prepared by Rob Harper,
Toad Property Management, Inc.

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