

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

Date: November 5, 2020

Present: Chuck McGinnis  
Kurt Giesselman  
Dick Matthews  
Bob and Parry Mothershead  
Scott Kelley, Toad Property Management

The meeting was called to order at 10:00 a.m. and Kurt confirmed there was a quorum.

Chuck made a motion to approve the June 24, 2020 meeting minutes. Dick seconded the motion and it was unanimously approved.

Prior to the meeting a quarterly financial report had been circulated to the Board. Scott said there was approximately \$7,600 in the checking account and expenses for November and December would be minimal. Chuck said he would work with Scott on the 2021 Budget and finalize the Budget in January when the 2020 expenses were known.

Chuck said bids had been obtained from SealCo, United and Armor Proseal for maintenance of the road across the dam. Chuck explained there were three alternatives, do nothing, do the United Thin Lift Overlay or the Armor Proseal bid of \$4,100 to fill potholes and seal coat. Chuck said the Armor Proseal bid of \$4,100 was a good option to maintain the road in the short term. The United proposal for a thin asphalt overlay at \$21,000 was a considerably better option than the chip seal which had been discussed in the past. Kurt said Jonathan Houck had campaigned for a County Commissioner's seat with an emphasis on infrastructure improvements throughout the valley and Kurt explained he had spoken to Jonathan about the need in Meridian Lake for additional and better road maintenance. Kurt said now was the time to once again approach the County Commissioners to take over maintenance of the Pristine Point roads. Kurt explained Lot 6 was under contract with the new owner wanting to build in May or June 2021. Kurt said with construction on Lot 6 and a minor remodel on Lot 5 going ahead it would not make sense to perform any significant road maintenance and he would continue to speak to the County about road maintenance.

Dick made a motion to proceed with Armor Proseal pothole and seal coating in the late Summer 2021 with the \$4,100 cost funded by a special assessment shared by the 18 lots and invoiced in the second quarter of 2021. Chuck seconded the motion and it was unanimously approved. Chuck was authorized to let Armor Proseal know we would be proceeding with the project next year.

Some owners had expressed interest in paving driveways and Chuck agreed to circulate the United proposal to those owners to give them an indication of the expense.

Chuck explained the Water District had not been able to locate a leak which would have caused the road damage to the west side of the dam and no issues were visible with the nearby culvert. Chuck said the road damage on the west side of the dam was probably caused during work on the dam and spillway. Chuck explained every shared driveway had a culvert and one of the culverts was blocked and required clearing. As construction would be commencing on that lot the owner would be notified of the need to address that culvert. Chuck asked that Toad periodically inspect culverts and remove debris/dirt as required to keep water flowing through the culverts.

Kurt said he had been in regular discussions with Jake Jones, the new Executive Director of the Crested Butte Land Trust and the Long Lake discussions had been very productive. Kurt explained Jake would focus on preserving land and the Reciprocal Agreement had been discussed. Kurt said it might be possible to reach

agreement with the Land Trust and get the Agreement signed. Kurt explained there would be additional signage to direct people to the road instead of ending up on private driveways. Robin Smith, the designated Meridian Lake Park representative, was involved in discussions with the Land Trust regarding enhancements to the parking area. Kurt explained Jake had been working with Sandy Leinsdorf, the Allen Family representative, for the Long Lake trailhead at the other end of Washington Gulch and for public transport to the trailhead to happen RTA would need the ability to turn the bus around without backing up and at the present time there was not adequate space at that trailhead. Kurt said the Land Trust had a Board meeting in December when they would discuss the Reciprocal Agreement.

Kurt said MLPC would be discussing taking over the perimeter lay-down fence maintenance, a cost of approximately \$700 per year, in their 2021/2022 Budget discussions. Scott confirmed \$3,500 was currently in the MLPC budget for annual fence maintenance.

Kurt said in his opinion very little progress was being made with the MLPC discussions with Mt. Crested Butte Water & Sanitation District and reaching a resolution did not appear to be a priority.

Chuck explained Meridian Lake Meadows had been experiencing problems with short term rentals at one particular house and a committee had been formed to attempt a Covenant change. Chuck said other Associations had also been experiencing problems with short term rentals and Chuck had been researching approaches which included rental fees to compensate the Association for additional expenses incurred due to the short-term rentals. Chuck suggested the Association monitor the situation as one house in Pristine Point would begin short term renting and it was likely other homes would be rented in the future. Scott explained the Meridian Lake Meadows Board was working on rules and regulations for short term rentals and the committee was an owner led group for a Covenant change. Scott agreed to keep Chuck informed of the Meridian Lake Meadows progress on the short-term rules and regulations and the Pristine Point Board would continue to monitor and discuss options.

Chuck said he was working with Janet Giesselman to maintain and improve the appearance of the Pristine Point sign and they had paid for the materials and donated their labor to re-stain and re-paint the sign. Janet was also in favor of adding some landscaping, mulch and a solar powered pump to draw water from the reservoir. Chuck said they would continue to research and Mt. Crested Butte Water & Sanitation would need to support drawing water from the reservoir for the irrigation of the small area around the sign. Parry congratulated Chuck and Janet for the painting of the sign.

The Board agreed the next meeting would be in mid-January, after 2020 year-end financials were closed, to approve the 2021 budget.

At 11:15 am Chuck made a motion to adjourn the meeting. Dick seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management