

MINUTES PRISTINE POINT OWNERS' ASSOCIATION

BOARD OF MANAGERS

318 ELK AVENUE, SUITE 24, CRESTED BUTTE

Date: December 17, 2015

Present: Kurt Giesselman (by phone)
Chuck McGinnis (by phone)
Mike Elmore (by phone)
Dick Matthews (by phone)
Rob Harper, Toad Property Management
Angela Reeves, Toad Property Management

The meeting was called to order at 10:02 am.

Minutes of the June 26, 2015 board meeting had been distributed. Mike made a motion to approve the June 26, 2015 minutes. Dick seconded the motion and it was unanimously approved.

Financial Report

Kurt asked that a line item be added to the budget for road maintenance. It was decided that \$500 would be added to the budget and would be taken from the carryover.

Kurt noted that Gary Schaffer owed over \$1,000 in back dues. Rob explained that he went to Gunnison County Court where Margaret Schaffer appeared and had two checks written to Pristine Point and MLPC. Neither check was good at the time of the hearing but the MLPC check has since cleared. Rob then said that he has spoken with Gary Schaffer and that Margaret has cancer and is going to Denver for treatment. Rob said that we have not been paid but that we do have the judgement. Kurt asked that Rob make sure that the judgement is still in force and that the amount increases as time goes by.

Kurt asked why there is no budget item for cattle fencing. Angela said that MLPC deals with the lay-down fence and that the minimal cost goes into the maintenance line item.

It was agreed to have \$500 for legal expenses.

Kurt asked for discussion about moving \$1,000 from the operating account to the capital reserve every year. Chuck made a motion to retain a balance of \$5,000 in the operating account and move the excess into the capital account at the year end. This was seconded by Dick and approved unanimously.

Dick asked if the Board could present a 2017 budget at the Annual Meeting so that the owners can see a planned budget rather than reporting to them mid-year. Everyone agreed and it was decided that the budget would be presented this way for the upcoming meeting.

Chuck asked if reserves were at an appropriate level and Kurt said that his feeling is around \$10,000 and at that time the Board should look at reducing the dues. It was agreed that this would be discussed at the Annual Meeting.

Dam Project Overview

Kurt said that at the last Water and Sanitation Board meeting that SGM had submitted all plans to the State for final approval. The State returned the plans with several questions and concerns regarding the original dam design and what will need to be done. He said that they were supposed to go out for bid in January/February but that without the approved plans this will not happen. If there are not approved plans by March, the project will not have time to be completed during summer 2016. He said that estimated project costs have been over \$1 million and as low as \$400,000 but are now around \$650,000. Kurt said that he will continue to keep the Board apprised of the status of this project. He said that John Sales has moved to Riverbend and therefore cannot remain on the Board so Kurt has taken over the President position.

There was a brief discussion regarding how this will be paid by the owners. Kurt said that he had some ideas and would be presenting them to the Water and Sanitation Board and keep the owners apprised if anything changes. Kurt said that the redesign is important to redirect the water flow when runoff levels exceed normal. There will be a redesign of the spillway in addition to a new gate valve at the bottom. Kurt said that he has added language to the bid package to make sure that the road will be restored to pre-construction conditions. He said that there were discussions to expand the roadway but that it would be very difficult.

New Business

Rob said that he has heard that Lot 11 has sold for \$154,000. It was discussed and agreed that Rob would send them a welcome letter.

There was a brief discussion regarding the County taking over the roads and adding a gate. Chuck suggested writing a letter to the Crested Butte News. Kurt said that he would discuss this with the County Commissioners.

The next Board meeting will be April 11, 2016 at 4:00.

The meeting adjourned at 11:10 a.m.