

Pristine Point Owners' Association

Thirteenth Annual Meeting Minutes

Date: July 3, 2014

Location: 39 Stream View Lane

Attending:

Chuck & Cathy McGinnis (Lot 1)

Kurt Giesselman (Lot 2)

David Light (Lot 3)

Mike Elmore (Lot 5)

Bob & Parry Mothershead (Lot 7)

Richard Matthews (Lots 12 & 13)

Bob Gore (Lot 14)

Henson & Carolyn Moore (Lot 15)

Gordon and Angela Reeves (Managers)

Kurt Giesselman called the meeting to order at 4:20 pm. Angela Reeves said notification of the meeting was mailed on June 5, 2014, 27 days prior to the meeting. She reported that four proxies had been received from absent owners and with owners of nine lots in attendance the meeting had a quorum (72%). Angela said the Minutes of the Twelfth Annual Meeting had been circulated with the Agenda and Mike Elmore made a motion to approve the Minutes as written. Bob Gore seconded the motion and the Minutes were unanimously approved.

Angela explained snow removal was close to budget and would exceed budget if it snowed during November and December this year. Angela said sealcoat had just been applied to the roads across the dam and the contractor would be back to make the asphalt repair in one location. Angela explained they had obtained three bids and a contractor from Montrose, Armor Proseal, had been selected to complete the work as the price (\$3760) was considerably less. Some owners across the dam had contracted with Armor Proseal to have their driveways sealcoated by the same contractor. All agreed that the sealcoating was well done. Angela indicated the sealcoat project would significantly deplete our capital reserves.

Angela said the Board had decided to replace signage at the dam with less aggressive wording and make the signs less confrontational. It was agreed people (especially visitors) were not reading the signs! Kurt asked for any out-of-the-box ideas to deal with this recurring problem. Parry suggested putting up a road block at the beginning of the dam just for six weeks during the summer. Chuck suggested possibly indicating a potential fine value on signs (if this were allowed). Kurt said the board would discuss

possible solutions. Bob Gore said limiting access across the dam might make the County less willing to take over maintenance of the road.

Angela said there had been a dues increase at the start of the year and there were six owners presently in arrears. Angela also reported that she had been contacted by two owners who protested that the PPOA dues are unfairly high for the services received. Kurt said the arrears were larger than previous years and the Board would be working on collecting the delinquent dues. Kurt explained the January dues increase was intended to help cover operating expenses and to help rebuild our reserve after the sealcoat project, but the \$50 per quarter each lot was not sufficient to build up large reserves for more expensive road maintenance projects in the future.

Chuck said per the Bylaws, the Board had authority to set the level of dues in the course of developing a budget for the year. According to State Statute the Budget prepared by the Board must be ratified by a majority of owners and this can occur at the mid-year annual meeting. . Chuck made a motion to approve the 2014 Budget. Dick seconded the motion and it was approved by a majority of owners.

Kurt explained the Board was having pretty animated discussions about how to fund road maintenance. It is a complicated and difficult issue. Kurt said no decisions had been reached and the Board would continue to discuss the matter as they tried to obtain a viable solution for future road maintenance. The Board will continue to try to get the County to take over the maintenance of all the roads within Pristine Point.

Angela Reeves explained Mike Elmore was up for re-election. Dick Matthews made a motion to appoint Mike to the Board for an additional 3 year term. The motion was seconded by Chuck McGinnis and unanimously approved.

Kurt explained some lots within Pristine Point had a lot of deadfall and the lots appeared to be a fire hazard. After a short discussion it was agreed the State Forest Service would be asked to give a free fire analysis of all homes in Pristine Point. Kurt explained the State Forest Service might be willing to mitigate the fire danger on some lots using State funds. If the Forest Service would not do the work the association could contract with an individual to remove the downed trees for firewood or hire a contractor and charge the individual lot owner for the work. Angela agreed to contact Sam Pankratz of the State Forest Service. Chuck commented that the Board did not presently have a documented policy for lot maintenance or removing dead trees and that it was important to treat all lot owners equally to avoid any discrimination accusations. It was agreed prior to any work being conducted on a lot a short letter would be sent to the lot owner advising them of the action to be taken. Kurt suggested trying the two free options first and if nothing had been set in place by September the Board would look into hiring a contractor to complete the work.

Kurt explained the Board had been discussing options for long term maintenance of private roads and how to fund that work. Kurt explained the Board was not unanimous in its decision but had been discussing the possibility of amending the Covenants to give the

Board the authority to decide how to allow for changes in the dues structure based on the services received from the association. Kurt said this amendment would give the Board the necessary flexibility to resolve this difficult issue. Impacts on owners who do not live on the private streets, impacts on owners who just own a vacant lot and impacts on the affordable housing lots would all be considered. Kurt said an amendment to the Covenants would require at least 10 owners to support it. If the Covenants were amended to give the Board authority to allow different levels of dues, the Board would then begin to discuss specific levels of dues. Kurt explained the Board was looking for a creative solution to this problem and the Board would be encouraging owners to participate in Board meetings and offer their opinions either in person or as part of a conference call.

Henson said the County taking over the roads across the dam was still the best solution. However, the County has repeatedly refused this proposal and at the present time there was no indication the County would ever agree to maintaining and plowing the roads . Henson encouraged Kurt to continue to keep communication with the County open.

Carolyn Moore said the beavers were back and Angela was asked to contact Davidson Wildlife Services to trap the beavers.

The meeting adjourned at 5:25 p.m.

Angela Reeves