

**MINUTES PRISTINE POINT OWNERS' ASSOCIATION  
BOARD OF MANAGERS  
318 ELK AVENUE SUITE 24, CRESTED BUTTE, COLORADO 81224**

**Date and Time:** Friday April 22, 2016 2:00 pm

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

Kurt called the meeting to order at 2:02 and confirmed that there was a quorum. Kurt made a motion to approve the minutes of the meeting held on December 17, 2015. Mike seconded the motion and the minutes were approved unanimously.

### **Financial Report**

Kurt opened the discussion stating nothing stood out financially, noting a \$5000 capital reserve. Chuck questioned the snowplowing budget number and suggested making a nominal reduction of \$1,000 to \$8,000. This \$1,000 will be moved to un-allocated reserves. Kurt made a motion to approve the budget as a draft and present it at the annual meeting. Chuck seconded and the motion passed unanimously.

### **Dam Project Overview**

Kurt said the project has been awarded to Lacy Construction. The project will start in June and is projected to finish in October. Access to the homeowners is a priority and scheduling around the July 4<sup>th</sup> holiday is a priority; Lacy is in agreement on these points. However, Art Festival Weekend (August 7<sup>th</sup> 2016) would be at the mercy of the project's timing. Restoring the road to its original condition is a concern for Kurt. Another concern is the available parking for the workers. Chuck suggested pre-mapping homeowners suggested areas and giving those maps to Lacy. Lacy will assign workers to collect homeowner's trash when access is restricted. Emergency vehicles will always get access. Kurt will keep the board updated and get information to the homeowners via the annual packet. Chuck questioned the public using Long Lake and how they will be affected? Kurt will get the general manager to print a notice in the newspaper outlining restrictions.

### **Old Business**

Gary Schaffer remains behind in dues. Margaret spoke to Angela regarding renting out her house; there are no restrictions for them doing so. Kurt stated the house is in foreclosure. There was a discussion regarding possible outcomes.

### **New Business**

The Giesselman's are converting their current garage into living space and building a new detached garage. Chuck, Mike & Dick will go over the plans and get back to Kurt with any

concerns. Dick is going to purchase the Trecees house in July. Angela will get notice to MLPC. Mike suggested crafting a summary timeline/review showing all homeowners (at the annual meeting) what has been done so far with regards to taking the road private. And to emphasize that money spent on this endeavor has been less than expected. Dick suggests letting homeowners know that when money goals are met, dues could be lowered.

The next Board Meeting will be Tuesday, June 28, 2016. The Annual Meeting will be July 1<sup>st</sup>, 2016. Dick offered his home for the Annual meeting. Angela will help facilitate by putting together the document packets, guest count, etc.

Meeting adjourned at 2:45

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Prepared by Rob Harper, Toad Property Management, Inc.