

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

Date: May 27, 2019

Present: Chuck McGinnis  
Dick Matthews  
Rob Harper, Toad Property Management  
Jim Ruthven, Toad Property Management

Phone: Kurt Giesselman

The meeting was called to order at 10:05 am.

Chuck made a motion to approve the December 18, 2018 minutes. Kurt seconded the motion and it was unanimously approved.

Prior to the meeting a financial report had been distributed and Jim explained snow removal was higher than Budget and it was agreed the Reserve funds would be sufficient for another year to cover additional costs during a big snow year without increasing dues. Kurt said it was unlikely the County would take over responsibility for road maintenance in the near future and the Association needed to budget for continued road maintenance expenses. Rob explained some associations had a fee at the time of construction to assist with road maintenance and also special assessments with the intention of using the funds for future road paving projects.

Chuck explained preliminary plans from Michael Helland for the Papadatos project had been approved and the owners were starting to obtain pricing for the project so there might be additional changes on the final plans. Chuck said Lot 11 was underway and proceeding well.

Kurt said the Crested Butte Land Trust had encountered problems obtaining sufficient funding for the Long Lake land swap which would result in additional appraisals being performed while they continued to secure the necessary funding.

Kurt said some owners were concerned about porcupines and beavers and the topic would probably come up at the annual meeting again as some owners were in favor of traps and others were opposed.

Chuck said he had once again joined the Meridian Lake Park Board and said the Board was now predominately made up of owners from Filings 1 and 2. Chuck explained the MLPC Board had been reviewing potential amendments to the Covenants regarding trailers, fire pits and children's play equipment. Chuck said MLPC would be sending a letter to all owners in an effort to understand the opinion of a majority of owners and if changes to the Covenants were required the Association's attorney would also update the Covenants to reflect changes in accordance with amendments to Colorado law. Chuck explained MLPC had set up a subcommittee for water rights and future dealings with Mt. Crested Butte Water & Sanitation District.

Kurt said in his opinion the road across the dam would require repaving within the next 3 to 5 years and it was necessary to start planning for that as it appeared unlikely the County would take over those roads before the road across the dam required significant attention. Kurt

explained crack sealing and repairing pot holes would be an ongoing expense for the private roads. Rob agreed to obtain a quote from SealCo for chip seal for the road across the dam and Chuck and Kurt agreed to inspect the roads prior to the annual meeting.

After a short discussion it was agreed the annual meeting documents for the July 2, 2019 meeting would be sent out with a draft 2020 Budget keeping dues at the current level and any expenses over budget being funded from the Reserve Account.

It was agreed the current Board worked well together and it would be good to introduce additional owners to the Board to bring them up to speed and prepare for the future when the existing three Board members would not be able or willing to continue for another term.

Jim said one owner was significantly in arrears and Kurt said owners should be made aware of a dues increase in 2021 as costs were continually increasing and 2020 might be the last year with sufficient funds in reserve to cover those increased costs. It was agreed the draft 2020 Budget would be reviewed in December and adjustments made if necessary.

At 11:55 am Dick made a motion to adjourn the meeting. Chuck seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management, Inc.