

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

**Date and Time:** Tuesday June 28 2016 4:00 pm

**Those Present:** Kurt Giesselman  
Chuck McGinnis  
Dick Matthews (by phone)  
Rob Harper - Toad Property Management

Kurt called the meeting to order, confirmed those present and confirmed a quorum. Chuck suggested adjusting the minutes from the last meeting, specifically reducing the snowplow budget by \$1000, making that number \$8000. And a move of \$1000 into un-allocated capital reserves. Chuck made a motion to approve the amended minutes of April 22 2016; Dick seconds, all in favor, minutes approved.

Discussion regarding Board policy and shared driveways. How does current policy stand? Where future policy should go? It was agreed that all policy changes need not come through the Covenant amendment process. The Board is empowered to adopt specific rule changes (policy revisions) that may be in the best interest of the Association. These rule changes will apply until, or unless, a majority of owners vote down a policy change. Any new or revised policy changes could be sent in a letter to the homeowners after the Annual meeting.

Bob Mothershead joins the meeting.

### **Financial Report**

Chuck points out that the \$1000 reduction in snow removal budget, plus the \$1000 from un-allocated reserves, divided over the 18 owners approximately equals a \$25 quarterly dues reduction. The Board agreed that a \$25 per month dues reduction is appropriate. A \$10,000 capital reserves number is the current goal, more discussion needed for long-term reserves numbers. It was pointed out that the Board previously agreed that a nominal Operating account balance should be around \$5,000. We currently are at \$10,739. It was agreed to transfer \$5,000 from the Operating Reserve to the Capital Reserve. This puts us over our short term Capital Reserve target and requires no additional reserve funding from the Budget.

Discussion regarding voting on the 2017 budget at the Annual meeting: The By-Laws state that the Board must prepare, approve and communicate a calendar year budget before the new year starts. The By-Laws also state that the Board's calendar year budget will then be approved by the entire ownership at the Annual Meeting. The Board also agreed to present a tentative 2017 budget at the Annual Meeting. Since the Board will have the benefit of year-end numbers in December, it was felt that the risk of major changes to the estimated budget are relatively low and the Board may further revise the budget at year's end as the final 2017 budget.. The affordable housing restriction will be lifted from Lot 17B if house is foreclosed. There is nothing for PPOA to do at this time.

## **New Business**

Bob Mothershead from 85 Pristine Point Way asks the Board to consider paying for a shared driveway re-surfacing of the area where the asphalt stops and his shared driveway starts, to his private driveway. Discussion followed about shared driveways, easement agreements and past Board actions. Kurt stated that the Board will get back to Bob in about 10 days after reviewing all the history and defining a current policy. Since Lacy Construction is on-site with another project, being expeditious is in everyone's favor. Bob departs the meeting.

## **Dam Project Update**

Kurt reports construction (morning) start-times have started to creep earlier. Should the start-time become before 7am, Kurt will call Bill Lacy. Kurt reports the project is on schedule. Discussion about getting 2 estimates from Lacy re: Bob driveway; the portion up to the 270 degree turn and then the portion from the 270 turn up to Bob's. Discussion about excavation on Chuck's property and what the construction site looks like. Kurt reports that the water plant project is coming along as well.

## **New Business**

Discussion about the agenda for the Annual meeting and who will discuss what. It was agreed not to discuss the shared driveway issue at this meeting. Dick reports that the dues reduction should be met favorably. Chuck will summarize the results of the private roads Task Force and Kurt's private efforts, which have not yielded our desired results. Rather than dwelling on this negative, a time-line history of our 9 year effort will be concluded and we will recommend we pause the effort at this time. Personnel changes in the County's Roads Department will likely occur in the next 5 years that may introduce a fresh opportunity to influence the County to take over the roads. Kurt will update the owners on the large capital projects impacting PPOA and MLP. Topics to include: the road efforts, construction activity, one lot sale, one transfer, Giesselman addition, discussion about homeowner's insurance and property taxes.

Kurt's hip surgery is scheduled for October 4<sup>th</sup>. The third quarter PPOA board meeting will be scheduled for October 12<sup>th</sup>.

Kurt made a motion to adjourn, all in favor, meeting adjourned at 5:01.