

**PRISTINE POINT OWNERS' ASSOCIATION
ANNUAL MEETING MINUTES
VIA ZOOM, CRESTED BUTTE**

Date and Time: Wednesday, June 28, 2023 4:00 pm

Those Present: Chuck McGinnis, Lot 1
Kurt Giesselman, Lot 2
Nick & Beth Peters, Lot 11
Dick Matthews, Lots 12 & 13
Henson Moore,
Mark Dagostino
Daniel Papadatos
Nancy Woolf & Fred, Lot 16
David Light, Lots
Joe Robinson, Toad Property Management

Kurt Giesselman called the meeting to order at 4:00 pm and Joe Robinson confirmed a quorum.

Dick Matthews made a motion to approve the minutes of the June 30, 2022 meeting. Kurt Giesselman seconded the motion and it was unanimously approved.

Joe Robinson shared a quarterly financial report and confirmed snow removal had been significantly over budget, approximately \$4,000, and there might be more snow removal expenses in November and December 2023. Kurt Giesselman said a large bad debt had to be written off and efforts continued to collect the other delinquent dues. Joe agreed to share the financial report with all owners by email.

Kurt Giesselman said a suggestion had been made to have a \$50 per lot, quarterly dues increase in 2023 to cover the additional operating expenses. Without a dues increase the Reserve account would take a large hit and it would be difficult to catch up. Beth Peters said the Board had been considering alternate sources to fund the Association expenses which would not involve a dues increase but Beth acknowledged it might now be the time to discuss some sort of increase.

Kurt Giesselman explained the Association had only been able to collect six months of dues on the bad debt upon the sale of one of the affordable lots. Costs to take legal action to recover all the money owed would have been larger than the actual debt so the Association had collected the maximum allowed under State law. Kurt said a lawsuit was currently underway between the new owner and the prior owner of one of the affordable lots and the prior owner had volunteered to pay all of the outstanding dues for that lot at the time of the sale if he prevailed in Court and got the house back.

It was agreed the Board would continue to discuss the finances and make a decision on the dues prior to the 4th Quarter invoices going out.

Kurt said the Board would continue to reach out to owners for additional volunteers to join the Board.

Kurt Giesselman explained the three existing Board members were all willing to continue on the Board. Beth Peters had volunteered for a three year term, Dick Matthews volunteered for a two year term and Kurt Giesselman was willing to continue for another year.

Chuck McGinnis made a motion to appoint Kurt Giesselman, Dick Matthews and Beth Peters to the Board for the terms outlined during the meeting. The motion received a second and was unanimously approved.

Joe Robinson said the Board had been very active and Joe thanked Chuck McGinnis for his work on the Board. Dick Matthews thanked Chuck McGinnis and Kurt Giesselman for their work over the years with Mt. Crested Butte Water & Sanitation District.

Kurt Giesselman explained Meridian Lake Park Corporation (MLPC) had updated their Design Guidelines. Chuck McGinnis had worked on the MLPC Design Guidelines and Chuck had also started to draft amendments to the Pristine Point Architectural Guidelines. Chuck agreed to work with Beth Peters to finalize the Pristine Point Architectural Standards.

Kurt said efforts would continue to bring owners onto the Board and expand the Board if there was enough interest.

Kurt Giesselman explained the history behind the Mt. Crested Butte Water & Sanitation District (Water District) and Meridian Lake Park Corporation (MLPC) negotiations and the recent agreement to amend and update the service agreements. Kurt said it had been a very long process to reach agreement and it had been agreed to transfer all equipment to the District, including the pump station and the water storage tank. The Water District had approved the agreement in a 3 to 2 vote and the MLPC Board had voted unanimously in favor of the agreement. The signed agreement had been recorded in the County records. In 2029 the monthly surcharge currently paid by all owners within the four filings of MLPC would finish. A majority of owners in Meridian Lake Meadows had agreed to transfer ownership of the land underneath the Water District equipment in Filing 3.

Joe Robinson explained Pristine Point Board had been discussing the land within Pristine Point which was used by the Water District. The road across the Dam was a large expense for Pristine Point and a Ballot for the conveyance of land had been included with the annual meeting documents. Joe said the meeting would be a good opportunity to have a straw poll to determine how to move forward but completing the Ballot would be necessary to make the voting official.

Prior to the meeting Dick Matthews had prepared a letter to explain the opinion he held and Beth Peters supported. Kurt Giesselman said he agreed with that position but felt the timing of the negotiations should be different. Snow removal and maintenance of the road across the Dam was significant and Henson Moore said efforts had been made for at least 10 years to persuade the County to take over maintenance of the road across the Dam.

Nancy Woolf said as an owner in Pristine Point and the current Chair of the Water District the land conveyance agreement proposed and presented in the annual meeting documents had received a unanimous vote of the Water District board. The surcharge agreement with MLPC was the vote which had been split 3 to 2. Nancy said no official notification had been given to the Water District asking for any change to the Pristine Point land conveyance agreement. The agreement did not address future maintenance of the road across the Dam.

After a long discussion it was agreed the Board would go back to the Water District and say that owners did not support the land conveyance agreement as drafted and wanted the Water District to take over maintenance of the road across the Dam.

The next annual meeting was scheduled for Wednesday, June 26, 2024.

Joe Robinson said there would be a Board meeting immediately after the annual meeting and any interested owners were welcome to participate in that meeting.

At 5:22 pm Henson Moore made a motion to adjourn the meeting. Chuck McGinnis seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

DRAFT