

**PRISTINE POINT OWNERS' ASSOCIATION  
ANNUAL MEETING MINUTES  
115 PRISTINE POINT DRIVE, CRESTED BUTTE**

**Date and Time:** Wednesday, June 30, 2021 1:00 pm

**Those Present:** Kurt Giesselman  
Chuck McGinnis  
Henson Moore  
Nancy Woolf  
Bob & Parry Mothershead  
Jason Piering  
David Light (three lots)  
Jordan Brandenburg, Toad Property Management

**Proxies to Kurt Giesselman:**

Dick Matthews (two lots)  
Beth Brownstein  
Peter & Alicen White

Kurt Giesselman called the meeting to order at 1:07 pm and confirmed a quorum. Owners introduced themselves.

A motion was made to approve the July 1, 2020 Annual Meeting Minutes. The motion received a second and it was unanimously approved.

Kurt Giesselman said it had been a busy year for the Association. Construction had been very active and there were just three remaining lots in Pristine Point which might be built on.

Chuck McGinnis said three construction projects were in various stages of completion – two new homes and one remodel. Kurt Giesselman said the owners of those three projects did not anticipate short-term renting their homes. Chuck explained one house had recently sold for \$1.3M. Chuck said that although open flame outdoor fires are prohibited by our Covenants, two variances had been granted for new gas-fired outdoor firepits. Requests for outdoor firepits are considered on a case-by-case basis and firepits need to meet certain criteria, including non-combustible devices and location relative to combustible materials. Amendments to the Architectural Guidelines will be made once Meridian Lake Park had completed their update to the MLP Design & Construction Guidelines.

A 2021 financial status report together with a draft 2022 Budget had been distributed with the meeting notice. Chuck McGinnis said 2021 was still a recovery mode year to build up the Association's reserves in our bank accounts. Chuck explained Meridian Lake Park had taken over the costs for the maintenance of the perimeter fence. Chuck said sealcoating and minimal repairs would be completed by Armor Proseal, a Montrose company, on the road across the Dam at the cost of approximately \$4,100. The Board had decided to cover half of the cost from Reserves and the other half would be a one-time special assessment in July, 2021. Concern was expressed about all owners being responsible for the special assessment when only a proportion of the Association used the road across the Dam. Kurt Giesselman explained the Association governing documents made all owners equally responsible for costs and said other road issues would be discussed later in the meeting. It was confirmed that roads and shared

driveways need to be restored by owners to their prior condition after construction is finished, although we have not uniformly imposed this requirement in the past. The deteriorating condition of some private roads makes this a higher priority going forward. The Board will closely evaluate the condition of roads and shared driveways after construction is finished and may ask owners to make remedial repairs. The road across the Dam had also been damaged during the extensive work during the spillway project and the Association had attempted to have the total repair cost paid by the Contractor or the Water District but had been unsuccessful in that attempt.

David Light made a motion to ratify the 2021 Budget. Bob Mothershead seconded the motion and it was approved by a majority with one owner opposing the ratification.

Chuck McGinnis said the draft 2022 Budget proposes to keep dues at the current level. The 2022 budget will be updated and endorsed by the Board in early January. It will be mailed to owners with explanations at that time.

Kurt Giesselman said Chuck McGinnis had agreed to remain on the Board for an additional three-year term. Chuck indicated he was unlikely to complete the full term and strongly requested other owners to join the Board. Kurt and Chuck encouraged all owners to volunteer for the Board as the Board had been the same for many years, is aging, and bringing in new Board members to build up historical knowledge and establish relationships was important. Kurt volunteered to start working on a handover document to be a reference document for future Board members. It was agreed the MLPC Board meets more frequently than the PPOA Board, and meetings are generally much longer. At the present time Pristine Point does not have an owner on the MLPC Board. Henson Moore thanked Kurt and Chuck for all the work they did for the Association.

Kurt Giesselman nominated Chuck McGinnis for one more three-year term. Henson Moore seconded the motion and Chuck McGinnis was appointed to the Board by acclamation.

Kurt Giesselman explained a good working relationship had been formed with the Crested Butte Land Trust to formulate final plans for Long Lake infrastructure. Kurt said the task force had now increased to 12 people and a County Commissioner was actively involved in the planning.

Kurt explained locations for port-a-potty or permanent restroom structure for Long Lake were ongoing and the Land Trust were discussing additional parking options with Meridian Lake Park. The need for trash containers and regular trash collection were also discussed.

Kurt said the County had a plan to chip seal Washington Gulch and then all of the side roads starting this summer. It would be a 2-year project and was expected to start soon. Kurt said he had been speaking to a County Commissioner about taking over the private roads within Pristine Point and Kurt said he would continue conversations.

Kurt said after Mt. Crested Butte Water & Sanitation District completed their audit of the MLP water system, the Water District believed MLPC owners had not paid enough money over the past 20 years for capital projects. MLPC has been talking to the Water District and a response was being formulated as the MLPC Board did not believe they had the ability to collect fees for the Water District and the Water District would have to deal with individual owners. Kurt stressed this was ongoing and there was no resolution or path forward at this time.

Chuck McGinnis said a collection of Short-Term Rental Policy rules and regulations had been approved by the Board after 6 months of work which incorporated input from owners. Chuck and Kurt said the Pristine Point policy was not as restrictive or expensive as some other short-term rental policies in the valley. If MLPC introduced a stricter short-term rental policy all owners within Pristine Point would have to comply with the stricter regulations. Chuck said approximately four houses at the present time within Pristine Point may be used for short-term rentals.

Kurt made a motion to adjourn the meeting at 2:21 pm. Chuck seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management

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