

MINUTES PRISTINE POINT OWNERS' ASSOCIATION

BOARD OF MANAGERS

318 ELK AVENUE, SUITE 24, CRESTED BUTTE

Date: June 26, 2015

Present: Kurt Giesselman
Chuck McGinnis
Mike Elmore
Henson Moore
Dick Matthews (by phone)
Gordon and Angela Reeves, Toad Property Management (by phone)
Rob Harper, Toad Property Management

The meeting was called to order at 4:05 pm.

Minutes of the February 19, 2015 board meeting had been distributed. Chuck made a motion to approve the February 19, 2015 minutes. Mike seconded the motion and it was unanimously approved.

Rob explained that the current financials are in-line with the 2015 budget. Angela stated that one owner, Schaffer, is currently past due with their dues. A small claims case has been filed against Schaffer as they are over 6 months past due. The Schaffer's water has also been shut off recently. It ended up being a light snow year aside from November and December keeping snow removal costs low. The lay down fence is still down in areas but it appears Davidson Services aka Trapper is working his way around and getting the fence up.

Kurt updated those present about his dealings with Phil Chamberland and the county regarding snow plowing and road maintenance. Kurt expressed his frustration and is ready to move on. Phil Chamberland said the county does not have the means or the equipment to snow plow the road and that Marlene Crosby is not open to the county stepping in further at this point. Chuck suggested that Kurt take the next step and try to get a long term written agreement with the county for the county to take over as much road maintenance and snow plowing as the county is willing to provide. Kurt will once again meet with Phil Chamberland and try to get a contract in place. Kurt will contact board members as needed but he does not need to wait until the next board meeting to finalize an agreement with the county. Henson made a motion for Kurt to take this plan of action and Mike seconded. All voted in favor, motion passed. Henson stated that he really appreciates the work from Kurt regarding this matter.

There was a lengthy discussion about gating the community, splitting snow removal costs and the involvement of PPOA South. This discussion was tabled because the above motion and plan of action is the priority at this point.

There was a short discussion about the strategy for the upcoming annual meeting. The board will brief those present about the continued relationship building and ongoing conversation between the board and the county regarding road maintenance and snow removal. The annual meeting will include a discussion on the removal of deadwood. The board will report that the current dues structure is still adequate and that dues aren't expected to go up. At the annual meeting there will be a discussion regarding the number of members needed on the

board in the future. The board is comfortable with a board of 3 if no-one runs for election as long as there is 1 member from the north and 1 member from the south.

There will be a quick board meeting after the annual meeting for elections.

The next board meeting will be Thursday, December 17th, 2015 at 4:00 p.m. mountain time. Toad will email a notice for this meeting including dial-in information.

The meeting adjourned at 5:21 p.m.

Prepared by Abby Loken, Toad Property Management, Inc.

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