

**PRISTINE POINT OWNERS' ASSOCIATION  
ANNUAL MEETING MINUTES  
VIA ZOOM**

**Date and Time:** Wednesday, July 1, 2020 1:00 pm

**Those Present:** Kurt Giesselman  
Dick Matthews  
Chuck McGinnis  
Henson Moore  
Nancy Woolf and Fred Paladino  
Bob & Parry Mothershead  
Scott Kelley, Toad Property Management

**Proxies to Kurt Giesselman:**  
Robert Gore  
Beth Brownstein

Kurt Giesselman called the meeting to order at 1:00 pm and confirmed a quorum. Nancy Woolf requested the July 2, 2019 be amended to reflect Nancy Woolf and Fred Paladino would be contacted prior to Trapper being engaged to trap Beaver within Pristine Point. Kurt confirmed that had been discussed at the meeting and although Nancy and Fred would be advised when Trapper was engaged they would not have veto power. Chuck McGinnis made a motion to approve the July 2, 2019 Annual Meeting Minutes with the above amendment. Dick Matthews seconded the motion and it was unanimously approved.

Henson Moore said he had frozen pipes during the winter, the first time in 17 years, and the problem was still not solved and the freeze might have started at the point where the house water line connection met the main water line. Kurt said he was aware, several years ago, of one other house in Pristine Point suffering every winter from frozen pipes as the water line was not buried deeply enough and that owner had kept a trickle of water running all winter and Henson said they would probably do that rather than spending several thousand to dig up the water line.

Chuck said two construction projects were underway, one almost finished and one just commencing. There had been one home sale and one major exterior remodel which was now finished. Chuck said the Architectural Standards were being reviewed by the Board and Meridian Lake Park were also making changes to their Architectural Control documents. Chuck explained the Board had approved an outdoor gas fire pit and the governing documents would be amended to reflect that recent decision. Kurt explained Pristine Point would be prohibiting exterior wood burning fire pits which would give off embers due to the proximity of homes to the forest. At the present time Meridian Lake Park is considering whether to explicitly allow gas fire pits in their D&C Guidelines. MLP also has an explicit ban on open fire pits in their covenants and their D&C Guidelines.

Chuck said financial information had been sent out prior to the meeting and that included a 2020 Budget and 2021 Budget. Chuck said expenses for snow removal and legal had been running high for a couple of years and that had led to a cash flow problem. Dues had been increased to recover and start rebuilding the bank account. Chuck said due to the closure of the Crested

Butte branch of Gunnison Savings & Loan the Association's accounts had been moved to Community Banks of Colorado.

Chuck McGinnis made a motion to ratify the 2020 Budget. Dick Matthews seconded the motion and it was unanimously approved. Chuck explained the 2021 preliminary Budget and said the Budget would be reviewed by the Board later in the year. Chuck explained expenses were higher in 2021 including a line item to help build Reserves back up. Chuck said MLPC had been asked to take over the perimeter fence expenses. Dues were currently \$300 per quarter.

Dick Matthews made a motion to approve the preliminary 2021 Budget. Kurt Giesselman seconded the motion and it was unanimously approved.

Chuck said discussion regarding a future Special Assessment for road maintenance would be discussed under New Business.

Kurt encouraged owners to participate in the regular Board meetings and to volunteer to join the Board in the future. Kurt Giesselman made a motion to appoint Dick Matthews to the Board for an additional three -year term. Chuck McGinnis seconded the motion and it was unanimously approved.

Kurt said discussions with the Land Trust about access to Long Lake had been protracted and he expected an agreement to be reached before Noel Durant left the Land Trust in August. Kurt explained the Land Trust wanted to use the Long Lake location for fund raising events with up to 50 people and 4 vans at four events per year and he had been negotiating to bring that number down. In addition, David Light, the owner of Lot 18, had been negotiating with the Land Trust regarding his utility easement and the matter was expected to be resolved within the next week and David would be installing utilities by 2022.

Kurt explained there was a fresh water line along Pristine Point Way and Kurt said he was talking with Mike Fabbre of Mt. Crested Butte Water & Sanitation District about road damage in the area which might be due to a slow water leak. Kurt said the District would be cutting a 3 x 3 square in that area and if there was a leak the District would repair and have United Companies repair the road surface. If the hole was dry the Association would be responsible for repairing the road surface.

Kurt said Mt. Crested Butte Water & Sanitation District had completed a review of the MLPC expenses since 1996 and had determined the District was not billing MLPC owners enough for all the expenses and the District, per the Raftellis report. MLP has not hired accounting specialists to review the methodology at this time. Among other options, the Water District and MLP may want to renegotiate the 1995 Memorandum of Agreement between the District and MLPC. Kurt explained the discussions may head in the direction of the infrastructure being given to the District to repay the debt and might be resolved by the Fall. Kurt said control of the water would be given up but in his opinion we would not be giving up water rights and moving water from MLPC to the East River Water Plant would be so expensive and easements from neighboring landowners would be difficult to obtain and it might not be feasible. Chuck explained forming a Sub-District for MLPC would be another option but costs of operating a Sub-District for MLP would probably be higher than the current costs but it may also be part of the negotiations.

Kurt said he would resume discussions about taking over the Pristine Point roads with the County when changes within the County management had been completed. Until that happens

it would be necessary for the Association to continue maintaining the private roads and the road across the Dam was not in good condition. A rough estimate had been received of \$19,700 and that estimate for chip and seal would be updated in the Fall with the goal of having a firm price for the work to be completed in 2021. Two additional road repairs at either end of the Dam Road may also be necessary. It is estimated the repairs would extend the useful life of the Dam Road for another 5-7 years. The work would also restore the road to a condition which would make it more attractive for the County to take over future maintenance of the roads. Different options of funding the work were discussed together with the possible decisions of future County employees. Concern was expressed about the current standard of existing road maintenance by the County on the MLPC, and PPOA North / MLM cul-de-sacs. Henson Moore questioned spending more money on the private roads when that approach had been unsuccessful in the past with the County. He suggested different strategies to confront County Commissioners. After a very long discussion Henson said he would support minimal road maintenance but he would not support a chip and seal project for the Dam Road. Kurt agreed to follow up with contractors to obtain pricing for possible lesser repairs (with life-extension consequences) to buy some time on road maintenance and will share that information with all owners via email. The PPOA Board will consider all the options and make a recommendation to owners. All PPOA owners will be asked to vote if a special assessment is needed to fund a repair project. Dick thanked Kurt for the hours of time he had put in working on the road.

At 3 p.m. Kurt made a motion to adjourn the meeting. Chuck seconded the motion and it was unanimously approved.

---

Prepared by Rob Harper, Toad Property Management