

**PRISTINE POINT OWNERS' ASSOCIATION
ANNUAL MEETING MINUTES
QUEEN OF ALL SAINTS MEETING ROOM
CRESTED BUTTE, COLORADO**

Date and Time: Monday July 2, 2018 4:00 pm

Those Present: Kurt Giesselman
Dick Matthews
Chuck McGinnis
Henson and Carolyn Moore
Matt Buten and Beth Brownstein
Bob and Parry Mothershead
Nancy Woolf and Fred Paladino
Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management
Noelle Durant, Crested Butte Land Trust

Proxies: David Light
Mike Elmore
Bob Gore

Kurt Giesselman called the meeting to order at 4:05 pm and confirmed a quorum. Rob Harper said notice of the meeting had been mailed on May 22, 2018. Matt Buten made a motion to approve the June 30, 2017 Annual Meeting Minutes. Dick Mathews seconded the motion and it was unanimously approved.

Kurt Giesselman introduced Noelle Durant of the Crested Butte Land Trust and explained the Crested Butte Land Trust were in negotiations with the Forest Service to acquire 120 acres of land on the southern and eastern end of Meridian Lake as part of a three way land swap. Noelle explained there would be a public comment period and the Crested Butte Land Trust wanted to keep immediate neighbors updated on the acquisition process and answer any questions or concerns. Noelle said the Land Trust wanted to improve management of public access to the 120 acre parcel with additional parking and additional signage and a restroom would be added and possibly a bus stop in the future. Noelle said the Land Trust was in discussion with MLPC to acquire land to double the size of the parking lot but no additional parking was planned by the lake at the top of the trail.

Noelle explained there were no publicly accessible trails connecting to the 120 acre parcel and it was not possible to move around the lake due to private land and the only access would be across the dam and up the Forest Service road. Kurt Giesselman explained the alternative access to the lake (by Stream View Lane) was on Allen Family land and access was permitted but no easement was in place and permission to walk to the lake could be taken away by the Allen Family at any time. Kurt said the parking area at that location was on Forest Service land and Noelle said the Land Trust would not make any improvements in that area as future access was not guaranteed and they would just focus on the parking area by the dam.

Noelle said the Land Trust anticipated the acquisition of the 120 acre parcel of land would cost the Land Trust \$3.3M. Noelle explained the Land Trust would be working with the Gunnison Regional Housing Authority to contribute financially to affordable housing in the valley and said the affordable housing would not be constructed on the 120 acre parcel.

Chuck McGinnis asked if the Land Trust would assist PPOA dealing with unauthorized access to the 120 acre parcel. Noelle said the Land Trust would assist and be responsible as they wanted to be good neighbors and Noelle said they would work with the Mt. Crested Butte Police. Noelle Durant said the Land Trust wanted to protect open space and gave a brief summary of the Land Trust's history. Noelle left the meeting.

Kurt said the MLPC annual meeting had an animated discussion regarding short term rentals. Kurt explained MLPC had taken a straw poll to find out if owners wanted a change to the Covenants to prohibit short term rentals and Kurt said the results were 2 to 1 opposed to making a change. Kurt explained the short term rental problem in MLPC was not large and probably only two of the homes were creating problems for neighbors. Kurt said the MLPC Board would be talking to those two owners to attempt to bring everything under control.

Kurt explained the Eastern Gunnison Water District had purchased the top 200 acre feet of water in Long Lake and Mt. Crested Butte Water and Sanitation had been working for 5 years to pump water between Long Lake and the reservoir. Kurt said the last step of the process was to go to the State with an engineering plan to connect the pump house and the lake and the work would happen in 2020. Kurt said this would provide a great backup source of water for MLPC and in the long term Mt. Crested Butte Water and Sanitation would want to find a way to move water to their treatment plant. Kurt explained at the present time the Land Trust would not sign a written guarantee to allow the pipes to be installed in the right of way along the Forest Service road but that might change over time.

Chuck said the Architectural Control Committee had approved construction plans for Lot 11 and work would commence this summer. Rob said one house in PPOA had sold during the past year and there would be some remodel work at Lot 16.

Rob said the financial report together with a draft 2019 Budget had been distributed with the annual meeting documents. Rob said snow removal was under budget due to the light snow year and porcupine and beaver control was once again underway. Rob said dues had been reduced last year and there was approximately \$12,000 in the Bank at the present time.

Chuck said the 2019 Budget was very similar to the 2018 Budget. Dick made a motion to approve the draft 2019 Budget. Henson seconded the motion and it was unanimously approved.

Chuck said he was willing to continue on the Board for another three year term. Kurt made a motion to appoint Chuck to the Board for an additional three year term. Henson seconded the motion and it was unanimously approved.

Kurt said he recently met with Marlene Crosby at Gunnison County and she said the County road plowing and maintenance budget was not sufficient to include the private Pristine Point roads. Marlene said another light snow year might allow the County to consider assisting with road maintenance. Kurt said he would continue to follow up with Marlene.

Henson Moore made a motion to adjourn. Dick Matthews seconded the motion and the meeting adjourned at 5:09 pm.