

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

**Date and Time:** Tuesday, July 2, 2019 1:00 pm

**Those Present:** Kurt Giesselman  
Dick and Gayle Matthews  
Chuck McGinnis  
Henson and Carolyn Moore  
Bob and Parry Mothershead  
Nancy Woolf and Fred Paladino  
Bob Gore  
Rob Harper, Toad Property Management

**Proxies to Kurt Giesselman:**  
Matt Buten and Beth Brownstein  
Mike Elmore

Kurt Giesselman called the meeting to order at 1:13 pm and confirmed a quorum. Chuck McGinnis made a motion to approve the July 2, 2018 Annual Meeting Minutes. Bob Gore seconded the motion and it was unanimously approved.

Prior to the meeting a 2019 financial report together with a draft 2020 Budget had been distributed. Chuck McGinnis said snow removal was over budget due to the significant snowfall during the winter and other expenses were running close to Budget. Kurt Giesselman explained the history behind some Pristine Point roads being plowed by the County and snow removal on the roads across the dam being an Association expense. Kurt Giesselman said the miscellaneous expense included the occasional trapping and relocation of beavers and porcupines. Fred Paladino said he enjoyed watching the beavers and encouraged owners to wrap trees against damage or use other methods to reduce tree damage instead of trapping. After discussion it was agreed further discussion with Trapper (Al Davidson) was required to try to find additional methods to control the number of beavers. Dick Matthews made a motion to approve the 2019 Budget. Kurt Giesselman seconded the motion and it was unanimously approved.

Chuck McGinnis said the level of dues for the 2020 Budget remained the same as the 2019 Budget but if the 2019/20 winter season had significant snowfall it would be necessary to increase the dues. Kurt Giesselman explained legal expenses were being incurred as the three parcels of open space had not been transferred to the Association from the Developer and work was underway to have the land moved from a now dissolved corporation and correctly titled to the Association.

Henson Moore made a motion to accept the preliminary 2020 Budget. Nancy Woolf seconded the motion and it was unanimously approved.

Chuck McGinnis said the Architectural Control Committee had been working with two owners for the construction of new homes and one was under construction. Chuck explained a remodel was underway on an existing home.

Kurt Giesselman said the Crested Butte Land Trust was moving forward with the purchase of the land at Long Lake and the land swap with the Forest Service. Kurt explained as part of the Crested Butte Land Trust land swap with the Forest Service the Association had been asked to provide a reciprocal easement agreement for a walking trail across the dam to reach Long Lake and once the agreement was in place the County had indicated a willingness to remove the original permission for non-owners to drive across the dam.

Kurt said part of any agreement with the Land Trust would involve changing all the signage within Pristine Point to Land Trust signs with similar wording. Kurt said the Land Trust and the master association, Meridian Lake Park, had just started to discuss the need for expansion of the parking lot, a bus pull-in area and a site for public restrooms. Henson Moore encouraged owners to donate to the Land Trust to assist in the land purchase as he felt it would be beneficial to all owners within Pristine Point to have the Land Trust managing the property and managing access to the lake.

Kurt Giesselman said he continued to talk to the County about maintaining the roads across the dam but did not expect to make much progress over the next few years. Kurt said he had requested bids for future chip seal on the roads so the Board would know how much might need to be spent as it was important to keep the roads in adequate shape in anticipation of the County eventually agreeing to take over responsibility for maintenance of the roads.

Chuck McGinnis said in the future Mt. Crested Butte Water & Sanitation District would want to use water from Long Lake to meet the needs of Mt. Crested Butte residents at full build-out. Chuck explained Meridian Lake Park had its own water source and treatment plant and had adequate water to meet the needs at full build-out. Chuck said the Meridian Lake Park Board had started gathering information and legal advice to prepare for the day in the future that the Water District would want to tap into the Meridian Lake Park water system to assist in moving water from Long Lake to Mt. Crested Butte. Chuck explained the surcharge on the water bills was being used to repay a \$1.3M loan from the Water District for the second MLPC water treatment plant and spillway and the Water District might want to change the repayment in the future so that the loan would be repaid in less than 17 years.

Kurt Giesselman asked owners if they wanted Rules and Regulations to add restrictions to short term rentals within Pristine Point in addition to the existing MLPC (master association) short term rental policy. After discussion the Board agreed to review examples of neighboring short term rental policies.

Chuck McGinnis made a motion to appoint Kurt Giesselman for an additional three year term on the Board. Henson Moore seconded the motion and it was unanimously approved. Chuck encouraged owners to join the Board and it was agreed there would be a benefit to expanding the Board so that new owners could become familiar with the history and governing documents of the association prior to the existing Board members stepping down.

Dick Matthews made a motion to adjourn the meeting at 2:56 pm. Chuck McGinnis seconded the motion and it was unanimously approved.