

# *Pristine Point Owners' Association*

## **Fourteenth Annual Meeting Minutes**

Date: July 2, 2015

Location: The Chateaux

### Attending:

Kurt & Janet Giesselman	Lot 2
Dick Matthews	Lot 12
Chuck & Cathy McGinnis	Lot 1
Henson & Carolyn Moore	Lot 15
David Light	Lot 3 & 4
Robert & Parry Mothershead	Lot 7
Lawrance & Ginger Paddock	Lot 16
Dick Matthews and Thomas Treece	Lot 13
Mike Elmore (by proxy)	Lot 5
DLCTM Ltd (by proxy)	Lot 18
Robert Gore (by proxy)	Lot 14

The meeting was called to order at 4:10 by Kurt. Angela reported that three proxies had been received from absent owners and that with 12 lots represented the meeting had a quorum. Angela stated that the meeting notice was mailed out June 3, 2015. The minutes of the July 3, 2014 annual meeting had been mailed with the meeting notice. All present unanimously approved the minutes from the July 3, 2014 annual meeting.

Angela introduced Rob as the new owner of Toad Property Management. She explained that Rob is fully licensed as required by the State of Colorado.

### Reports:

Kurt explained the resistance of the county to take over the snow plowing of the roads at Pristine Point. He went on to explain that the board agreed to move forward with the county and meet with Phil Chamberland to see what role the county is willing to play in the year-round maintenance of the road.

David recently purchased lot 18 and lot 4. David immediately started fire mitigation to clear out dead wood on lot 4 but the process will take several years. The association recently received some dues that were in arrears from the sale of lot 4. Angela also explained that the association had filed a small claims lawsuit against the owners of Lot 17B for dues severely in arrears. Otherwise, all other owners are current with dues. Snow removal costs are currently below budget. Aside from November and December, it was a light snow year. Angela noted that Doug Gorman's Office also compiled financial documents for the association and that they are in line

with Toads reporting. Insurance costs look high due to a billing error but they are actually right in line with the budget. Road maintenance costs and other small costs have been minimal. Davidson Services has started putting the lay-down fence up and owners may see cattle grazing soon. Meridian Lake Park has decided to remove the tennis courts. Angela explained the dues increase of \$50.00 for the 3<sup>rd</sup> and 4<sup>th</sup> Quarter of 2015 for Meridian Lake Park to cover these costs. She also explained that the land will be reseeded and maintained as open space. A motion was made to approve the 2015 budget. The motion was seconded. The motion passed to approve the 2015 budget unanimously.

There was a brief discussion about the need for owners to keep up on dead tree removal as well as report damage done by beavers and porcupines. Angela suggested spraying a solution of peppermint oil in problem areas or contracting with Davidson Wildlife to spray or trap the animals. It was agreed that Rob would call Trapper, of Davidson Wildlife, to remove problem beavers. Angela advised everyone about the spruce beetle moving into the area.

Election:

Kurt explained that there are 3 open spots on the Board as Henson Moore was stepping down. Kurt then explained that there was discussion where the Board feels that there need only be 3 members. Kurt said that they all agreed that there should be representation from all areas of Pristine Point. Henson made a motion that Kurt Giesselman, Dick Matthews and Chuck McGinnis will make up the Board. Lawrance Paddock seconded the motion and it passed unanimously.

New Business:

Chuck explained that there was no new applications through the ACC. There was a short discussion regarding property taxes and Angela said that there have been 2 new projects approved across in Meridian Lake Park.

Kurt explained that he is the treasurer of the Mt. Crested Butte Water and Sanitation Board. He said that the state has said that the dam is not capable of holding a 100 year rain event. The state has allowed them to hire a private contractor to evaluate the dam. The conclusion was that the spillway is adequate for the 100 year rain event. The project should cost around \$250,000. The function of the dam will change and the spillway will be the level regulator rather than the existing pipe. Kurt said that the reservoir will need to be drained to complete the work. This will most likely happen next year.

Kurt said that MLPC will be responsible for 19% of this project. He said that current owners already pay for the last expansion in Mt. Crested Butte. His proposal would extend the existing surcharge so there will be no noticeable difference in billing for homeowners. Kurt said that the water treatment plant has a functional backup that passed inspection recently. In the future there will be more inspections and at some point this system will need to be replaced. MLPC will be responsible for 19% of this when it happens but that MT. CB Water and Sanitation will pay for the capital project.

Kurt said the the Long Lake reservoir project has been approved and they are now in the second stage which is the feasibility study. If this is approved there will be a fishery study. Then there will be a water survey to prove how much water is in the lake. After this there will be design and then builing the pipeline.

The meeting adjourned at 5:32 pm

---

Rob Harper

DRAFT