

**PRISTINE POINT OWNERS' ASSOCIATION
ANNUAL MEETING MINUTES
VIA ZOOM, CRESTED BUTTE**

Date and Time: Thursday, June 30, 2022 4:00 pm

Those Present: Chuck McGinnis, Lot 1
Kurt Giesselman, Lot 2
Beth Peters, Lot 11
Dick Matthews, Lots 12 & 13
Nancy Woolf, Lot 16
Joe Robinson, Toad Property Management

Kurt Giesselman called the meeting to order at 4:01 pm and confirmed a quorum. Joe Robinson confirmed notice of the meeting had been mailed on June 10, 2022.

Chuck McGinnis made a motion to approve the minutes of the June 30, 2021 meeting. Beth Peters seconded the motion and it was unanimously approved.

Kurt Giesselman said there had been several construction projects during the past year. One additional project had approval but work had not yet started.

Joe Robinson said the Association was in good financial shape and money was going to the reserve account. Joe explained the Board wanted to hold \$25,000 in reserve funds. No dues increase had been necessary. Joe said snow removal had been increased to \$12,500. Kurt explained changes in personnel at Rocky Mountain Trees & Landscaping (RMT&L) and said there was new enthusiasm and RMT&L would need to increase snow removal by 15% in 2022/23 to keep pace with the employment market in the valley. Kurt said the flat rate for the driveways would also increase by a similar amount.

Chuck McGinnis said it had not been necessary to perform any major road maintenance during the year. Chuck explained three owners were delinquent on dues with a total of approximately \$8,000. Chuck confirmed the Association was working through the collection process and a lien had been filed against one lot.

Dick Matthews made a motion to ratify the 2022 Budget as presented. Kurt Giesselman seconded the motion and it was unanimously approved.

Joe Robinson said Kurt Giesselman was willing to continue on the Board for an additional term and no additional names had been put forward. Dick Matthews made a motion to appoint Kurt Giesselman to the Board for an additional term. Beth Peters seconded the motion and it was unanimously approved.

Kurt Giesselman said Nancy Woolf was on the Mt. Crested Butte Water & Sanitation District Board. Kurt explained work had once again resumed on negotiations between the District and MLPC and Kurt was now active as the MLPC contact. Kurt said there would be an update at the MLPC meeting and Kurt explained he was confident a solution between the District and MLPC could be reached.

Kurt Giesselman explained the upcoming County Commissioner election might be good for the Association in future negotiations on the roads and the retirement of the County Road & Bridge Manager might now allow things to move forward. Kurt said he was active in bringing the Pristine Point road issues to the new people and hopeful that changes in PPOA's favor might happen in the future.

Chuck McGinnis said road damage from construction vehicles was being monitored and owners would be held responsible for some road repairs. Kurt Giesselman said some work could be performed while the contractors had heavy equipment on site.

Chuck McGinnis said only one house was currently short-term renting. Chuck said the regulatory process was working well. Chuck explained MLPC would not proceed with a STR licensing process and no changes were expected in the current MLPC policies.

Chuck explained MLPC would be introducing updates to their Design & Construction Guidelines. The document had been significantly updated by several Board members over the past few years and was currently under review by legal counsel. Once approved by legal counsel the Guidelines would be available for owner comment. Changes would then be made to the PPOA guidelines.

Joe Robinson explained owners could pay dues on-line through the AppFolio software used by Toad Property Management. Joe said it had been successful and most owners were using the auto pay system. Beth Peters said short term rental fees were also paid through the AppFolio software and Beth confirmed it was working well on her rentals.

Chuck McGinnis said the Board supported a Board Succession Plan so Board members would be up to speed when Kurt, Chuck and Dick wanted to step down from the Board. Kurt Giesselman explained Beth Peters had joined the Board and Kurt was active in encouraging other owners to join the Board. Kurt said the Board would be expanded and over the course of time Kurt and Chuck would step back. Kurt encouraged interested owners to volunteer to join the Board.

It was agreed the next meeting would be June 28, 2023 at 4:00 p.m. and a decision would be taken closer to the time if the meeting would be in-person or Zoom.

At 4:45 p.m. Chuck McGinnis made a motion to adjourn the meeting. Kurt Giesselman seconded the motion and it was unanimously approved.