

**MINUTES PRISTINE POINT OWNERS' ASSOCIATION
BOARD OF MANAGERS
VIA ZOOM**

Date: November 1, 2022

Present: Chuck McGinnis
Dick Matthews
Beth Peters
Kurt Giesselman
Joe Robinson, Toad Property Management

The meeting was called to order at 2:02 p.m. and Kurt confirmed there was a quorum.

Chuck made a motion to approve the minutes of the January 21, 2022 meeting. Dick seconded the motion and it was unanimously approved. Joe confirmed the June 30, 2022 meeting minutes would be reviewed at the next meeting.

Kurt said considerable work had been completed on the preparation of an agreement between MLPC and the Mt. Crested Butte Water & Sanitation District (District). However, during an Executive Session of the District the agreement had been rejected, without review, by a majority of the District board members. Kurt said work would continue during the Winter and a new agreement would have to be prepared and negotiated if it was not possible to overcome objections to the current agreement. Kurt said in his opinion and the opinion of others the District could not recover the estimated \$1.4M mistake on service fees to MLPC owners in the past.

Chuck said the financials had been reviewed and Joe said the collection of short term rental income during the year had gone well. Joe explained snow removal would finish the year under budget and those unused funds could go to Reserve for future projects. Joe said he would continue to work with Community Banks regarding the removal of bank charges. Joe confirmed there was approximately \$16,000 in the Bank.

Joe explained the Schaffer foreclosure had been moving forward and the Association would be able to collect 6 months of dues under the Super Lien which had been filed. Kurt said the outstanding balance, approximately \$5,258, would be written off as a bad debt. Joe said one owner who was delinquent had agreed to send a check and Kurt volunteered to reach out to another owner to request payment of the delinquent dues. Joe confirmed emails were sent out quarterly and follow up phone calls were also made.

Chuck confirmed \$25,000 in Reserve funds was the target set at a prior Board meeting.

Joe said an estimate for the cost to clear and jet three culverts had been obtained. Al's Backhoe estimated \$1,800 for the jetting of the culverts. Toad estimated \$3,340 to manually clear the culverts or \$3,432 to rent a Mini-ex and clear the culverts. Once construction was finished owners had expressed a willingness to share in the cost of clearing the culverts.

Kurt and Joe said they would continue to prepare a 2023 Budget.

Joe said the short term rental process was working well with one owner (Peters) and Chuck said he was not aware of any additional homes being short term rented. Chuck said MLPC would not be requiring short term rental licenses at the present time and a MLPC sub-committee was active in monitoring rentals. Joe confirmed there were presently 20 homes within MLPC (three filings) operating short term rentals.

Kurt said the first intersection across the dam required significant road repair due to construction traffic. Kurt said he had spoken with the owner and indicated the owner would be responsible for road repair costs. Kurt said conversations would continue with the new County Commissioner about the condition of the PPOA North roads. The private roads would be discussed with the County Commissioner after the PPOA North roads had

been addressed. Chuck said the intersection of Washington Gulch and the road across the Dam had also been significantly damaged by construction traffic. It was agreed the various paving projects would be coordinated so work could be completed with just one mobilization charge.

Kurt said Beaver activity had been high during 2022 and some owners were concerned about damaged trees. An owner objected to the shooting or trapping of Beavers and Kurt said other solutions had been provided. Kurt said the cost of a more humane approach to the removal of the Beavers might be higher than the methods used in the past. Kurt explained PPOA owned a small parcel of land below the spillway from the Dam, a private landowner had a small parcel and the next parcel was owned by the Land Trust. In the past Glacier Lily had conducted beaver mitigation in those areas. Chuck explained Glacier Lily needed to maintain their water supply through those parcels of land and Chuck said Glacier Lily would not be hiring somebody to shoot the Beavers in the future or performing extensive groundwork without approval from landowners. Chuck explained funds and/or assistance might be available to deal with Beavers in the future according to an article, Imitating Beavers, in the local newspaper. Chuck said he would reach out to the various entities and report back with options. Chuck and Beth said they would be happy to talk to concerned owners.

Chuck explained the MLPC Board expected to approve revised Design & Construction Guidelines at their November meeting. The Guidelines were currently being reviewed by legal counsel and Chuck said the revisions were extensive. Owners would have 30 days to review the document and provide comments before the Guidelines were adopted. Chuck said a revision of the PPOA Design Guidelines would be necessary in 2023 if the revised MLPC Guidelines were adopted.

The next meeting was scheduled for Friday, January 20, 2022 at 1 p.m.

At 3:24 p.m. the meeting adjourned.

Prepared by Rob Harper,
Toad Property Management