

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

Date: May 22, 2024

Present: Kurt Giesselman
Dick Matthews
Beth Peters
Alex Summerfelt, Toad Property Management

Dick called the meeting to order at 11:05 a.m. and Alex confirmed there was a quorum.

Kurt made a motion to approve the minutes of the December 5, 2023 meeting. Dick seconded the motion and it was unanimously approved.

Alex said a financial report had been distributed to the Board prior to the meeting. Alex explained future documents would be delivered to the Board via "Shared Documents" in the AppFolio owner's portal. Alex said expenses were under Budget. Kurt explained Mt. Crested Butte Water & Sanitation would reimburse snow removal expenses quarterly. The payment for Q4 2023 would have been received in February and the Q1 2024 payment would be received in May. It was agreed the reimbursements needed to appear as income and not just appear as a credit against snow removal expenses. Alex said the accounting department would correct that for the May financials.

Kurt said he would review the cash flow projections when the accounting department provided updated information. It was generally agreed it would not be necessary to increase dues unless there were unforeseen expenses.

Alex said he did not have an update about road repair following construction and would continue to follow up with the owner and contractor. Kurt confirmed the owner would only be paying for work north of the turnaround and Mt. Crested Butte Water & Sanitation District would be responsible for the road across the Dam. United would not be performing any work in the area until Kebler Pass was open for the season due to the Bridge repairs at Blue Mesa Reservoir. Alex would follow up with Nancy, President of the Water District, and attempt to coordinate the two repairs to reduce costs.

Dick confirmed Mt. Crested Butte Water & Sanitation District would be taking core samples during the Spring/Summer to determine the route for the pipeline to Long Lake. Construction of the pipeline would not occur until Summer 2025.

Kurt said he would be willing to continue on the Board for an additional term.

Alex agreed to follow up with the one owner who was more than 30 days late with dues.

Dick said the plans for 79 Pristine Point Way had been reviewed by the Board and MLPC. Kurt made a motion to approve the plans as submitted for 79 Pristine Point Way. Dick seconded the motion and it was unanimously approved.

Beth and Kurt would review the updated MLPC Design & Construction Guidelines and compare with the existing Pristine Point Guidelines. Updates would be made to the Pristine Point Guidelines if necessary. Any changes would be discussed at the annual meeting.

At 11:35 a.m. Dick made a motion to adjourn the meeting. Beth seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management

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