

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

Date: October 26, 2021

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

The meeting was called to order at 9:08 a.m. and Rob confirmed there was a quorum.

Rob said that Beth Peters had volunteered to join the board. Chuck made a motion to accept Beth as a member of the Board effective immediately. Dick seconded, and the motion was unanimously approved.

Rob introduced Joe as a new Property Manager at Toad.

Chuck made a motion to approve the May 12, 2021 Board Meeting and June 30, 2021 Annual Meeting minutes. Kurt seconded the motion and it was unanimously approved.

Rob said one of the purposes of the meeting was the Architectural Control Committee (ACC) review of the proposed projects at Lot 5 (White), Lot 9 (Papadatos) and Lot 6 (Cobb). Rob added that the plans for the Lot 11 (Lupinclaw) project, which he had circulated prior to the meeting, should be discussed as well.

Rob said that the house at Lot 11 had recently been sold by the Piering Family, and the new owners had been pouring concrete for a pad without permission from the HOA. Kurt said that he had reached out to the new homeowners and let them know that any type of construction project, including pouring concrete, required approval from the Board. Kurt said that the homeowner had apologized and had been under the impression that the contractor had obtained all necessary approvals. Kurt said that the contractor had maintained that since the original plans had a hot tub area, the work did not need further approvals. However, given the amount of time that had elapsed since the house was constructed and the location of the hot tub area on the original plans, this was not accurate. Chuck said that, as head of the ACC, he would reach out to the homeowner and guide him through the process of requesting a variance to continue with the hot tub project, and would ask that the homeowner also request a variance for the firepit installed on the deck by the previous owners. Kurt asked that Rob direct the contractor to stop work until the variance request was approved.

Kurt said that Dan and Meg (Lot 9) had applied for their Certificate of Occupancy (CO) on October 22 and were planning to be in the home by Thanksgiving. Kurt said that they had submitted a very thorough landscaping plan, and the ACC had approved the first dog fence in the Association. The ACC had been reluctant to approve the homeowner's variance request to build a shed, and the homeowner had agreed to revisit the request in the Spring. Kurt reminded the Board that there was one attached shed in PPOA at Lot 7.

Chuck explained that the ACC had been close to approval of the White Cottage project at Lot 5, but had withheld approval due to the lack of exterior drainage on the plans. Chuck said that the homeowners had not yet resubmitted the plans for approval and were awaiting the geo-technical review.

Chuck said that, with the generous help of several homeowners, the Association had been able to sealcoat the entire private road system in Pristine Point, as well as two driveways. Chuck said that the work was high

quality and had been done at a good price, and that the roads were generally looking very good after this project. Chuck said that there was one pothole near the road across the dam that might need further maintenance.

Kurt said that he was continuing to pursue the goal of having the County take over the private roads in PPOA.

Kurt said that Meridian Lake Park (MLPC) had received a letter from the Water District conveying that the Water District believed they had been under-charging MLPC and therefore wished to back-charge MLPC to recover lost income. Kurt said that because the business relationship was between the Water District and individual owners, not the Water District and MLPC, the Water District could not bill MLPC directly. Kurt said that the MLPC Board had conveyed to the Water District that the Board did not have authority to negotiate back-charges, and the Water District would need to negotiate with individual owners.

Chuck said that PPOA had recently implemented a Policy Regarding Short Term Rentals and Non-Owner Occupancy. Chuck said that the process appeared to be working well, and there had only been one complaint since the STR Policy was implemented. Chuck said that one STR deposit would need to be returned after Toad reviewed the homeowner's compliance with the fee payments. Rob and Chuck explained that some work on the STR system was still needed to ensure that deposits and fees were reflected accurately in the HOA's budget sheet and monthly updates were given to PPOA regularly. Chuck advised that MLPC had formed a subcommittee on STRs and reminded the Board that if MLPC's policy was stronger than the PPOA Policy the stronger policy would control STRs. He mentioned that STR licenses are one of the things being considered.

Beth said that, as an STR owner, she had found that Toad had returned her checks for STR fee payments. Beth recommended that Toad charge STR owners online via their Toad account to avoid billing inconsistencies. Rob thanked Beth for bringing the issue to his attention and said that PPOA was the first Association to ask Toad to manage and receive STR fee payments. Rob said that there were some issues with the current system, but that Toad would work to ensure the system made STR payments easy for homeowners.

Chuck said that Rob had circulated the Quarterly Financial Report via email prior to the meeting. Chuck said that PPOA's financial position was overall looking much better than earlier in the year. Chuck said there was a little over \$10,000 in the bank. Chuck said that he thought the snow plowing expense for the year would be under budget. Chuck asked that Toad separate some expenses and income streams into separate line items to make the budget easier to understand, including making sure STR Deposits and Construction Deposits are listed separately. Chuck said that he would work with Joe to put together the Draft Budget for 2022. Chuck said that the Board would let PPOA owners know about the increase in Toad management fees, and that he would like to see the reserves grow before decreasing dues.

At Dick's suggestion, Chuck made a motion to direct PPOA STR fees to the Association's Capital Fund. Kurt seconded, and the motion passed unanimously.

Joe said that the PPOA perimeter fence would remain until all of the cattle had been relocated. Joe added that Davidson Wildlife Services was setting traps to capture the beavers that were active on the property. The topic of the beavers was revisited several times during the meeting, and Chuck, Kurt, and Beth all indicated they would be happy to have traps placed on their property. The Board wanted to go on record, however, that they did not support killing beavers, just relocating them.

Rob said that he had completed and returned the contract with Rocky Mountain Trees & Landscaping (RMT&L) for snow plowing this year, and that they had raised their price with PPOA by \$5/hr. Rob said that RMT&L had terminated many of their snow plowing contracts with other properties.

Kurt recommended that when the Board circulated the 2022 budget, they should include information on the excellent quality and comparatively low cost of the work on the sealcoat, the good condition of the roads, and the Board's success in retaining RMT&L's snow plowing services.

Chuck said that MLPC had approved an updated version of their Design and Construction Guidelines at their last Board Meeting and would soon post that document on their website. Chuck said that PPOA's Design Guidelines closely mirror the MLPC documents, and that the PPOA Board had been waiting on the MPLC update so that PPOA's Design Guidelines could be updated as well in the near future.

Returning to the Lot 11 issue, Rob and Chuck clarified that Chuck would email the new owners of Lot 11 and ask for a plan for the hot tub and hot tub area and for the information needed to approve the fire pit on the deck, which had never been approved.

Chuck said that the next meeting would be held sometime in the third week of January and the new 2022 PPOA budget would be approved by the Board at that time.

The meeting was adjourned at 10:29 a.m.

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Prepared by Rob Harper,  
Toad Property Management

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