

**VILLAS AT PROSPECT POINT CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 14, 2008**

I. CALL TO ORDER

The meeting was called to order at 5:40 p.m.

Board members present were:

Rob Bullard, President

Joe Woodrow, Treasurer

Tony Peterson, Vice President

Kevin McClain, Member

Representing Summit Resort Group were Peter Schutz and Kevin Lovett. Erika Krainz of Summit Management Resources was recording secretary.

II. OWNER FORUM

No owners, other than Board members, were present.

III. APPROVAL OF PREVIOUS MEETING MINUTES

Kevin McClain made a motion to approve the August 8, 2008 Board Meeting minutes as presented. Joe Woodrow seconded and the motion carried.

IV. FINANCIAL REVIEW

Balance Sheet as of October 31, 2008:

1. Total Current Assets - \$39,423. This includes \$31,608 in the Operating Account, and \$188,722 in the Reserve Account, which is held in a money market in Alpine Bank earning 2.21%.
2. Total Liabilities - \$1,086.
3. Total Liabilities and Equity - \$39,423.

Profit and Loss as of October 31, 2008:

1. Total Income - \$160,010 actual vs. \$158,001 budget.
2. Total Expenses - \$160,010 actual vs. \$125,213 budget. Insurance Contingency was \$13,138 over budget due to roof leak repairs.
3. Net Income - \$0.

V. MANAGING AGENT'S REPORT

A. Completed Projects

1. Dumpster enclosure work – A stem wall was built to hide the recycling at a cost of \$260 each for the Townhomes and Villas. Kevin McClain described some modifications that should be made to allow for water drainage.
2. Asphalt crack sealing - A-Peak finished the job.
3. Noxious weed removal.

4. Landscape bed cleaning - Used all budgeted funds on the back beds and they look great. The other beds will be cleaned in the spring.
5. Winterization – Snow stakes have been installed, walked the property with the snowplow contractor, blew out the irrigation system and turned on and checked the heat tape. The new monthly snowplow contract is \$3,200 and the contractor will be using a front loader.

B. Concrete Replacement

Miracoat would be \$3,300 per atrium (top and bottom), or replacement with new concrete would be \$6,200. Kevin Lovett recommended touring the property in the spring to identify any additional areas of deterioration and having the work done. Any areas that are in decent condition can be recoated and those in bad condition should be replaced.

C. Hot Tub Expenses and Removal Projections

Kevin Lovett provided an estimate of the annual expense to run the hot tubs, including ongoing operation and annual and major capital expenses. He estimated the cost with no major repairs or replacement is \$10,000/year. With a major replacement within five years, the cost is approximately \$20,000/year. Rob Bullard thought that figure was a bit high because the entire structure probably would not need to be replaced, so the total cost was revised to \$17,000.

The cost to remove the hot tubs would be \$7,500, plus \$4,000 to re-landscape (three 6' spruce, sod, six shrubs, mulch and irrigation) for total of \$11,500.

Rob Bullard will summarize this issue in the next President's letter to the owners. The issue can be voted on at the Annual Meeting if an owner makes a motion. Kevin Lovett will provide the Board with a report on the number of owner occupied, long term and short term rentals.

D. Mulch and Weed Barrier Bid

Kevin Lovett received a bid but it was high so he will get more bids in the spring.

VI. NEW BUSINESS

A. House Rules

Kevin Lovett provided a revised copy of the House Rules. The Board reviewed changes and additions:

1. Section 9.D. – The Board discussed how to regulate holiday lights on decks. They agreed they did not want to prohibit them entirely. They decided to allow owners to display lights and decorations for up to forty-five days per year.

The Board discussed prohibiting wind chimes. Tony Peterson made a motion to prohibit wind chimes. Kevin McClain seconded. The motion did not carry with

two in favor and two opposed. The issue was tabled until next month when the vote can be taken again with five Board members.

B. 1511-203 Furnace

Kevin McClain said the furnace in Unit 1511-203 sounds like it may have broken loose. Kevin Lovett will have it checked and notify the owner.

C. Financials

Kevin McClain recommended against prepaying any expenses to contractors.

He also recommended moving some of the Association funds out of Alpine Bank so the entire balance is FDIC insured. Peter Schutz will make sure the FDIC insurance applies to entities other than individuals and will determine when the temporary \$250,000 FDIC insured limit expires.

VII. SET NEXT MEETING DATE

The next Board Meeting was set for Friday, January 9, 2008 at 5:30 p.m.

VIII. ADJOURNMENT

A motion was made to adjourn at 6:45 p.m.

Approved By: _____
Board Member Signature

Date: _____