

**PROSPECT POINT MASTER ASSOCIATION
ANNUAL MEETING
MAY 27, 2006
Frisco, Colorado**

Board members present were Scott McLean (1517/204) and Eric Eckberg (1508A).

Villas at Prospect Point homeowners present were:

Terri Lash, 1501/201	Wes Hartman, 1501/202
Jim and Arlene Dinkel, 1501/203	Gary and Marcia Valbert, 1503/102
Nancy Lee, 1503/204	Inge Levie, 1505/101
Robert Bullard, 1505/104	Howard Cohen, 1505/206
Sidney and Karen Rubinow, 1507/202	Jim Rice, 1507/204
Steve Perry, 1509/104	Peter and Carolyn Hewett, 1509/206
Ami Doyle, 1511/104	Kevin McClain, 1511/206
James Dunn, 1511/208	Anthony Peterson, 1515/203
Sean Cavins, 1517/102	Joseph Woodrow, 1517/201
John and Elizabeth Blackmar, 1519/203	Thomas Hillyer, 1521/202

Prospect Point Townhomes homeowners present were:

Willem Andersen, 1504B	Carol Bartoletti, 1510A
Steven Somers, 1516C	

Representing Summit Resort Group were Peter Schutz, Kevin Lovett and Rob Carter. Erika Krainz was recording secretary.

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I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 9:10 a.m. With twenty-two units represented in person and twenty-two represented by proxy, a quorum was reached.

II. APPROVE PREVIOUS MEETING MINUTES

Karen Rubinow, Inge Levie, and Tom and Gigi Hillyer were added to the list of attendees at last year's meeting. John Blackmar made a motion to accept the minutes of the August 20, 2005 Annual Meeting as amended. Sidney Rubinow seconded and the motion carried.

III. FINANCIAL REVIEW

A. Balance Sheet as of April 30, 2006 (year-end)

The Board decided to adopt a new fiscal year of May 1 – April 30 to facilitate planning of summer projects. This resulted in a “short” fiscal year for 2005/2006.

As of April 30, 2006, the Operating account balance was \$11,321 and the Reserve account balance was \$12,928.

B. Profit and Loss as of April 30, 2006 (year-end)

The Association ended the short fiscal year \$24 ahead of budget. Variances included:

1. Insurance - \$285 under budget.
2. Landscaping - \$100 under budget.
3. Irrigation Repair - \$250 under budget.
4. Office Expense - \$54 under budget.
5. Board Expense - \$240 under budget.
6. Snow Plow Contract - \$1,553 over budget due to heavy snowfall.

An owner asked why the Association was under budget for insurance. Kevin Lovett explained the policy renewal was issued after the budget was created and there was an unanticipated reduction in the premium.

A motion was made and seconded to approve the financial report as presented. The motion carried with one abstention.

C. Ratification of 2006/2007 Budget

The 2006/2007 Budget as written includes no dues increase from 2005/2006. The Management Fee was increased 1.9% (\$96/year) since the fee has not been increased for the past three years.

An owner asked if Senate Bill 100 had any effect on this Association. Kevin Lovett said there was a one time charge of \$750 to write the seven required policies and procedures, which are now available on the website.

Willem Anderson asked why the snow removal expense was not increased for 2006/2007. Kevin said the projected expense was based on the past few year's actual expenses, not on this year's extraordinary snowfall.

Arlene Dinkel asked if there was a plan to put in more speed bumps. Kevin said it had been discussed by the Boards but no further action had been taken. Arlene felt strongly that more bumps were needed. Kevin said the Board toured the property with contractors and determined permanent speed bumps would not be feasible due to snow removal and drainage issues. It might be possible to put in removable speed bumps.

An owner asked if the Reserve Fund was fully funded or if the Board was taking a "blended" approach, i.e. funding capital projects through a combination of the dues and Special Assessments. Kevin confirmed the Board was using a "blended" approach. Kevin distributed a copy of the Reserve Budget.

John Blackmar made a motion to ratify the 2006/2007 Budget as presented.
Willem Anderson seconded and the motion carried.

IV. MANAGING AGENTS REPORT

A. Report Items

Kevin Lovett introduced the new Property Manager Rob Carter.

B. Completed Items

1. The trees were sprayed for mountain pine beetles and were fertilized.
2. Monthly vole remediation is ongoing. Notice of the spraying is being put in every unit. The spraying occurs around the 24th – 26th of each month. Owners are advised to keep pets off the lawn for one week following the spraying.
3. The Summit Stage has been asked to reinstate the bus stop in front of the property; there has not been any response to date.
4. Policies and procedures were written for compliance with Senate Bill 100. They are available on the website: summitresortgroup.com.

C. Pending Projects

1. Asphalt crack sealing.
2. Flower planting and mulch work.

V. NEW BUSINESS

A. Snowplowing

Carol Bartoletti said there was some clean up needed from the snowplowing last winter, i.e. removal of rocks from the lawn. Kevin Lovett said his staff was still working on it. He will develop a Request for Proposal (RFP) for a new plow contract that includes requirements for post-season clean up. She volunteered to help with the RFP after July.

B. Speed Bumps

Jim Dinkel said he had volunteered to help with installation of temporary speed bumps for the past several years. The speed bumps could be stored in the shed during the winter. An owner suggested a depression instead of a bump, which could actually improve drainage. Kevin Lovett will get bids for Board review and will walk the property with Jim. Jim Dinkel made a motion to investigate and pursue speed bumps or depressions. Wes Hartman seconded and the motion carried with three opposed. Willem Anderson thought there could be liability concerns associated with a depression in the road.

C. Overall Appearance

Howard Cohen said he was not generally impressed by the appearance of the property. Kevin Lovett requested specific suggestions. Arlene Dinkel asked

about the berm by the Dam Road. Kevin said the town was responsible for mowing it.

D. Commercial Parcel

Rob Bullard said the adjacent commercial parcel that is currently for sale was zoned for a restaurant or hotel. Arlene Dinkel said she heard the Country Kitchen had been sold and would be converted to a thirty-six room hotel with a restaurant.

VI. SET NEXT MEETING DATE

The next Annual Meeting date will be established after the Villas Annual Meeting.

VII. ADJOURNMENT

With no further business a motion was made and seconded to adjourn at 10:00 a.m.

Approved By: _____ Date: _____
Board Member Signature