

**PROSPECT POINT MASTER ASSOCIATION
ANNUAL MEETING
MAY 26, 2007**

I. TOWN OF FRISCO PRESENTATION

Prior to calling the meeting to order, Michael Penny from the Town of Frisco gave a presentation of ongoing and upcoming activities. The biggest project will be the West Main path from Madison to I-70. The town received \$861,000 from a Federal grant and will spend an additional \$1.2 million in town funds. The total scope of the project is about \$2.7 million. It is hoped the majority of the project will be completed this year.

The town plans to spend \$250,000 on cutting down trees that are infested with pine beetles, mainly on the peninsula. In 2008 the town will begin a reforestation project, planting trees of diverse species to create a healthy forest.

Repaving several miles of roadway will continue around town as will paved path improvements.

The acceleration and deceleration lanes in front of Prospect Point are still on the list but based on the results of traffic studies they do not appear to be warranted at this time and probably will not be budgeted until at least 2011.

Arlene Dinkel said she had spoken with Michael Penny in October 2005 and she was told \$650,000 was slated for the project in 2007. She asked why the beautification of the town was more important than safety. Michael Penny explained that per the TABOR Amendment, the Town Council only had the authority to allocate funds for each upcoming calendar year. The town is now working on the 2008 budget year. There is a five year capital plan in place but it is up to the Town Council to decide where to spend the money. There is no guarantee that anything on the schedule will be done until the Council allocates the money. If the homeowners are in agreement that the lanes are needed, the Boards should draft a letter to the Town Council articulating the concerns and requesting another traffic study. Arlene Dinkel said this was already done. Michael Penny recommended the group continue to press the Town Council.

Tony Peterson requested that the affordable housing policy be discussed by the Town Council. It appears there was some negotiation in order to meet affordable housing requirements. Michael Penny said the Town Council meets the second and fourth Tuesdays of each month and there is a public comment section at 7:00 p.m. He pointed out that affordable housing is one of the top five issues for the town and they are looking at creative ways to address the problem. The Town Council has discussed inclusionary zoning, i.e. requiring a certain percentage of affordable housing within any new development.

Peter Schutz asked about the Country Kitchen property. Michael Penny said the owner also owns the four acres down the hill. Future development may include residential, a small hotel and a restaurant. The property east of the Country Kitchen should be mainly residential but there has not been any formal application yet. He recommended contacting Mark Gage with any questions.

Vernon Phinney asked about the proposal for building a road from Wildercrest to Frisco with an overpass to the Dam Road. Michael Penny said it would have to be approved by the Forest Service and the cost would be significant. The County will not take any further action until the concept is presented to both the towns of Silverthorne and Frisco.

Michael Penny's direct line is 668-9123.

II. CALL TO ORDER

The meeting was called to order at 9:11 a.m.

Board members present were:

Scott Morlan, President, 1521-204
Scott McLean, Member, 1517-204
Bart Bartoletti, Member, 1510A

Villas at Prospect Point owners present were:

Thomas & Teresa Lash, 1501-201	James & Arlene Dinkel, 1501-203
Gary & Marcia Valbert, 1503-102	Nancy Lee, 1503-204
Rob Bullard, 1505-104	Walter & Angela Skinner, 1505-204
Vernon Phinney, 1507-102	Margaret Bloder, 1509-102
Steven Perry, 1509-104	Ami Doyle, 1511-104
Kevin McClain, 1511-206	Tony Peterson, 1515-203
Sean Cavins, 1517-102	Joe Woodrow, 1517-201
Marshall & Sharon Constantino, 1519-101	John & Birgit Sumner, 1519-201
John & Elizabeth Blackmar, 1519-203	Jack Cheeseman, 1519-208

Prospect Point Townhomes owners present were:

Carol Bartoletti, 1510A

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

III. VERIFICATION OF QUORUM

With twenty-one units represented in person and twenty-three proxies received, a quorum was reached.

IV. APPROVE PREVIOUS MEETING MINUTES

Teresa Lash made a motion to accept the minutes of the May 27, 2006 Annual Meeting as presented. John Blackmar seconded and the motion carried.

V. FINANCIAL REPORT

A. *Balance Sheet as of April 30, 2007*

As of April 30, 2007 there was \$11,039 in Operating and \$21,535 in Reserves. The fiscal year has been changed to May through April to facilitate project planning. The overall Reserve Fund balance increased by \$8,607 since last year's Annual Meeting.

B. *Income Statement as of April 30, 2007*

As of April 30, 2007 the Association was \$3,246 under budget. Accounts under budget included Insurance, Landscaping, Tree Fertilization, Office Expenses, Board Expenses, Snow Removal and Maintenance. At a previous meeting the Board authorized transfer of the Operating surplus to the Reserve Fund.

C. *Ratification of 2007/2008 Operating Budget*

The budget as written includes no increase to the dues. All expenses remain basically the same except Insurance (the premium decreased due to the lack of claims) and Office Supplies (increased slightly for the higher postage rate). The Reserve contribution was unchanged at \$3,600/year. Scott Morlan noted the Reserve Fund was being built for the eventual resurfacing or replacement of the main road.

John Blackmar made a motion to ratify the 2007/2008 Budget as presented. Teresa Lash seconded and the motion carried.

VI. MANAGING AGENT'S REPORT

A. *Completed Projects*

1. Preventative pine beetle spraying and tree fertilization was done.
2. Vole remediation is ongoing. The contractor comes out the last week of each summer month. Notice is posted in units prior to the treatment as the pellets are harmful to pets. The Board will check with the Department of Wildlife about the level of the vole problem to determine if the treatment can be scaled back to every other month.
3. Speed limit signs were installed.
4. Asphalt was crack sealed.
5. Weeds were sprayed.

B. *Pending Projects*

1. Flower planting and mulch work.
2. Tree replacement at entry.
3. Repaint front sign.
4. Install speed bump between 1501 and 1505.

Kevin Lovett thanked the owners for their participation in the landscaping.

VII. NEW BUSINESS

Arlene Dinkel thanked the Board for agreeing to install a speed bump. She asked them to consider another speed bump on the southwest side by the dumpster. Scott Morlan said the Board was discussing this idea. There will probably be a permanent bump added which will also serve to direct drainage. She presented a petition with owner signatures.

Sean Cavins said the snowplow drivers should be more careful with the sod and trees around the property. Scott Morlan said this was addressed with the contractor.

Arlene Dinkel mentioned that there was a full time resident owner on the property who has a snowplowing business. He will be invited to bid.

Vernon Phinney warned that the Wildernest road may not be a “dead” issue. Based on numbers presented at the County Commissioner’s meeting, this potential new road could serve as many as 5,000 cars/day. He recommended the Association stay on top of this issue.

VIII. SET NEXT MEETING DATE

The next Annual Meeting was set for Saturday, May 24, 2008. For the record, Nancy Lee stated that she did not support the holding the meeting on Memorial Day weekend. Scott Morlan said the Board would discuss it.

IX. ADJOURNMENT

Rob Bullard made a motion to adjourn at 9:42 a.m. Teresa Lash seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____