

**PROSPECT POINT MASTER ASSOCIATION
ANNUAL MEETING
MAY 24, 2008**

I. TOWN OF FRISCO PRESENTATION

Michael Penny from the Town of Frisco gave a presentation on ongoing and upcoming activities. He directed the owners to the Town of Frisco's website, www.townoffrisco.com, where a video report can be found of last year's highlights as well as a written performance report. Mr. Penny also noted that there is a new Council and new Mayor following the April election.

Due to the recent downturn in the economy the Council is not planning any major new projects and most capital expenditures this year will be focused on general maintenance, upkeep and core infrastructure projects. The West Main project is expected to be completed by the beginning of July. Some alleys will be paved to allow businesses to unload deliveries off Main Street. The Council will be looking for the Chamber of Commerce to step up their programs to help retain businesses and increase the sales tax revenue. A skate park funded by grant money will be built this year. Environmental sustainability is an area of attention and items such as energy efficient boilers, solar power energy options, lighting, and replacement of plastic bags and "to go" containers with environmental friendly products are a few of the ideas being considered. The "flyover" road proposal from Silverthorne to the Dam Road was vetoed by the Wildernest Homeowner Association. An alternative emergency route has been developed in its place.

Money will also be spent on the removal of pine beetle damaged trees for fire mitigation and safety purposes. The area between Mt. Royal and the County Commons is a high priority parcel. A town-wide reforestation plan is being developed that would also include private lands. Alternative funding options are being investigated for this work. The Forest Service has entered into a four year contract with a tree removal company to remove dead beetle kill trees in Forest Service areas around Frisco. These include the 600 acres around the Peninsula, the Wildernest, the area between the Dam Road and I70 and Lake Hill. Mr. Penny was asked if all the slash would be removed from these sites. He responded that a certain amount of slash tonnage per acre is left for re-growth. There is no requirement for slash to be left on private land.

Arlene Dinkel asked if the creation of the requested acceleration and deceleration lanes in front of Prospect Point would be completed this year. Mr. Penny replied that due to financial constraints as mentioned earlier, this is one of the projects that has been deferred for the time being. There was much dissatisfaction expressed regarding this decision. Discussion followed and the general consensus of the group was that something should be done to slow the traffic down to avoid potential accidents. It was suggested that the speed limit be reduced in both directions to 45 mph on the east

approach and 30 mph on the west. Mr. Penny agreed to talk to the County Manager about the possibility of making these changes.

It was suggested that signage informing drivers when the Dam Road is closed during bad weather be improved and increased. Mr. Penny replied that there are several signs that cover all the approaches to the road but agreed that it still may be helpful to look for other ways to better inform drivers.

II. CALL TO ORDER

The meeting was called to order at 9:21 a.m.

Board members present were:

Scott Morlan, President, 1521-204
Scott McLean, Member, 1517-204

Villas at Prospect Point owners present were:

James & Arlene Dinkel, 1501-203	Ami Doyle, 1511-104
Marcia Valbert, 1503-102	Jeff Wakeford, 1511-202
Inge & Arkne Levie, 1505-101	Kevin McClain, 1511-206
Robert Bullard, 1505-104	James Dunn, 1511-208
Howard Cohen, 1505-206	Sean Cavins, 1517-102
Vernon Phinney, 1507-102	Joseph Woodrow, 1517-201
Karen Rubinow, 1507-202	Otis & Kathy Halverson, 1519-201
Margaret Bloder, 1509-102	Marshall Constantino, 1519-101
Peter Hewett, 1509-206	John Blackmar, 1519-203

Prospect Point Townhomes owners present were:

George Day, 1502A
Damon Kaplan, 1514A

Representing Summit Resort Group were Peter Schutz, Kevin Lovett and Chris Trettel. Emma Stanbro of Summit Management Resources was recording secretary.

III. VERIFICATION OF QUORUM

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

IV. APPROVE PREVIOUS MEETING MINUTES

Jeff Wakeford made a motion to accept the minutes of the May 26, 2007 Annual Meeting as presented. John Blackmar seconded the motion and it was carried unanimously.

V. FINANCIAL REPORT

A. *Balance Sheet as of April 30, 2008*

As of April, 30 2008 there was \$2,448 in Operating and \$29,289 in Reserves. The overall Reserve Fund balance increased by \$7,754 since last year's Annual Meeting.

B. *Income Statement as of April 30, 2008*

As of April 30, 2007 the Association was \$291 under budget. Accounts under budget included Irrigation Repair, Tree Fertilization, Office Expenses, Board Expense and Maintenance. Snow Removal and Landscaping were over budget.

C. *Ratification of 2008/2009 Operating Budget*

The proposed budget calls for a 39% increase to the dues. Dues for the Master Association have not been increased since the Association's inception eleven years ago. Areas of proposed change and increase are:

Insurance	-	\$ 62
Landscaping	-	\$ 400
Taxes	-	\$ 100
Board Expense	-	\$ 160
Annual Meeting Exp	-	\$ 160
Snow Removal	-	\$3,950
Reserve Contribution	-	\$4,800

The main areas of increase include Snow Removal and the contribution to the Reserve Fund. The Snow Removal account was increased to keep up with actual expenses and to improve the snow removal service with more proactive push backs and snow removal/storage strategies. The Reserve Fund contribution has been increased to start collecting for the future major expense of asphalt overlay. This project will be due in approximately ten years. It is estimated that it will cost about \$100,000. The Board has established a combined approach Reserve Fund theory which involves funding future major Reserve Fund projects with an equal combination of Reserve Funds and a Special Assessment to the homeowners when the project is done. This increase, therefore, is the implementation of this plan and \$2,400 of the annual Reserve Fund assessment will be earmarked for the asphalt overlay. The remaining \$2,400 of the overall annual assessment will be used for shorter term Reserve Fund projects such as crack sealing, seal coating and landscape and pond needs.

It was suggested that the Board may want to consider increasing the funding for the major asphalt project as the time for the work gets closer.

Karen Rubinow made a motion to ratify the 2008/2009 Budget as presented. John Blackmar seconded and the motion carried.

VI. MANAGING AGENT'S REPORT

A. Completed Projects

1. Front sign was repainted.
2. Speed bump was installed between 1501 and 1505 along with signage. Arlene Dinkel expressed her gratitude for this work.
3. Vole remediation. Remediation is completed every month between the 23rd and 30th. Notices are mailed to all owners prior to the work. There had been discussion at the last meeting regarding decreasing this service but this is not recommended at this time.

B. Pending Projects

1. Preventative pine beetle tree spraying and tree fertilization.
2. Asphalt crack sealing.
3. Flower planting and mulch work.

C. Report Item

1. Snow Removal
Authorities reported that the 2007/2008 winter was the eighth snowiest in history. Complete complex scraping occurred twice this winter. The snow removal plan for this upcoming winter includes increased supervision of the heavy equipment and increased snow storage at the south east corner of the complex as well as early January and February scraping and push backs. The contract will be put out to bid and the Board will be considering several factors when choosing the contractor such as level of service, equipment and cost.

VII. NEW BUSINESS

Arlene Dinkel noted a tree that was planted last year had died. Kevin Lovett replied that he was aware of this item and would be bringing it to the landscaping contractor's attention for warranty replacement.

VIII. SET NEXT MEETING DATE

The next Annual Meeting will be held on the Saturday morning of Memorial Day weekend in 2009.

IX. ADJOURNMENT

Jeff Wakeford made a motion to adjourn the meeting at 9:49 a.m. Jim Dinkel seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____