

**VILLAS AT PROSPECT POINT CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 22, 2007**

I. CALL TO ORDER

The meeting was called to order at 3:30 p.m.

Board members present were:

Rob Bullard, President

Tony Peterson, Vice President

Kevin McClain, 2nd Vice President, via teleconference

Joe Woodrow, Treasurer

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

II. OWNER FORUM

No owners were present.

III. ELECTION OF OFFICERS

Kevin McClain made a motion to retain the same Officers as last year. Tony Peterson seconded and the motion carried.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

Joe Woodrow made a motion to approve the April 6, 2007 Board Meeting minutes as presented. With no opposition, the motion carried.

V. FINANCIAL REVIEW

A. 2006/2007 Fiscal Year Close and Surplus

As of April 30, 2007 the Operating balance was \$27,566, the Reserve balance was \$114,374 and the DRF balance was \$23,872.

The Association ended the fiscal year \$18,032 under budget. Outstanding invoices include snowplowing for April (\$440), asphalt crack sealing (\$1,730) and asphalt striping (\$1,190) for a total of \$3,360, which will reduce the surplus to \$14,672.

The accountant is projecting the Association will owe \$1,600 in taxes this year.

Rob Bullard noticed the Prepaid Insurance account balance appeared to be incorrect. Kevin Lovett will research it and provide Rob with a posting journal going back two or three years.

Kevin Lovett was instructed to move \$10,000 from the Operating surplus to the Reserve Fund per the budget.

As of May 31, 2007 the Operating balance was \$32,678, the Reserve balance was \$119,005 and the DRF balance was \$26,069. Rob Bullard requested that the Due To/From balances be cleared every month to clarify the financial summary.

B. Fiscal Year Tax Return

Rob Bullard commented that the tax return preparation cost of \$375 seemed high, given the simplicity of the process. Kevin Lovett will get a bid to prepare next year's return from Breshear and Foss since they are already reviewing all the data for the bi-annual audit.

VI. MANAGING AGENT'S REPORT

A. Completed Items

1. Asphalt crack sealing and striping. A-Peak reported the overall condition of the asphalt was very good and they felt seal coating could be tabled for at least two years. Kevin McClain thought there were supposed to be some areas treated with infrared patching. Kevin Lovett will check the records and report back to the Board.
2. Reseeded wild areas.
3. Preventative pine beetle tree spraying.

B. Pending Items

1. Railing repairs and touch-up painting.
2. Hot tub cover replacement (ordered).
3. Flat roof replacement 1511 S and 1515 N.
4. Washing of garage doors and trim.
5. Hot tub deck staining.
6. Concrete replacement of back deck for Unit 1513-102. Received bids of \$1,450 from Custom Flatwork and \$1,500 from Colorado Coring and Cutting. Tony Peterson made a motion to approve the Custom Flatwork bid. Joe Woodrow seconded and the motion carried. This expense should be paid out of the Reserve Fund.

C. Report Items

1. Deed Restriction Amendment Status – received seventy-five consents and three rejections, equating to 83% approval (67% consenting required for passage of the amendment). The first lien holders had thirty days from the date of notice (June 22, 2007) to reject. Thus far, Kevin Lovett has received two consents and one rejection from first lien holders. The next step will be to have the Secretary and President sign the Amendment and to have the documents recorded by the Town Clerk.

2. Gutters over Atriums – Ma Green, Kevin Lovett and Kevin McClain met on site to discuss the gutter situation. Based on the options, gutters would simply move the ice mounds to even less desirable locations, i.e. closer to the concrete and buildings, which could potentially cause additional damage. Tony Peterson proposed turning off the heat tape on two of the buildings and watching what happens over the course of the next winter. Kevin McClain thought the drainage could be rerouted. The Board ultimately agreed not to take any action for the time being and to turn on the tape at the beginning of next winter. Once it snows a couple of times there can be experimentation with turning off the heat tape to develop a new solution.
3. Waste Management – replaced lids at double dumpster and will replace lids on single dumpster.
4. Recycling – two recycling totes can be placed inside the dumpster enclosures. The cost will be \$40 for two containers with one pickup per week. The Board agreed there should be one set of containers in each dumpster enclosure and the Townhomes should help pay for one set. There is no contract requirement for this service. Rob Bullard suggested a trial period with two containers in the single dumpster enclosure. Kevin Lovett will send an email to the Townhome Board requesting authorization for their payment of a portion of the entire bill. The owners should be provided with guidelines for use of the recycling containers.
5. 1511-104 Remodel – the owner will submit electrical and mechanical drawings.
6. Painting Underside of Decks and Stairs – three bids were received: Diversified Restoration Contractors - \$9,085; Peak Paint - \$58,880 and Certa Pro \$17,350. There are 85 decks and 26 stairwells. Kevin McClain will determine if the wood is pressure treated; if it is, it may not be necessary to paint it. If it is not, there may be rot issues which should not be addressed until the decks are replaced. Tony Peterson thought it might be wiser to spend the money sealing the top surface. Kevin McClain said the water could be penetrating the under layer. Kevin McClain and Kevin Lovett will do a walkthrough to inspect for water damage.
7. Comcast – high speed internet would be \$23.95/unit/month if all units sign up, with a three year contract term, plus a one-time modem installation fee of \$39.95/unit. The total would be a \$2,155 ongoing monthly fee plus the \$3,595 one-time charge. Rob Bullard said Comcast was not providing the most up to date technology. He thought there might be a provider online who could wire the entire complex with a dish. Kevin Lovett will check when the Comcast contract expires and will work with Rob on this.
8. Vole Remediation – The Department of Wildlife referred Kevin Lovett's vole questions to the DSU Extension Office. He has left a message and is waiting for a call back.

VII. OLD BUSINESS

A. *Annual Meeting Follow Up*

1. Scott Morlan requested landscaping around the electrical box by the hot tub. A dogwood bush will be planted there.
2. Gary Valbert was concerned about high occupancy in a unit. The Town of Frisco Occupancy Code is one person per 200 sq.ft. Kevin Lovett said he could not find any reference to residency restriction in the Declarations. The Board agreed they did not want to deal with this issue unless there was a nuisance.
3. The vertical posts will be painted per John Blackmar's request.
4. Margaret Bloder has water in her crawl space. Kevin Lovett emailed the Board photos of a small puddle of water around one support post. It may be seasonal standing water. Rob Bullard suggested using a wet vac to remove the water and watching to see if it comes back. If it does, a solution will have to be developed. Kevin McClain recommended excavating around the post, adding gravel and sloping the surface to direct the water to the foundation drain by the exterior wall. He noted the surrounding PVC drain lines and other nearby pipes should be checked to determine if they might be the source of the water. Kevin Lovett will check all crawl spaces for water and inspect for any damage to the supporting posts.
5. An owner complained about sinking concrete by the entry to Building 1519. Kevin Lovett looked at it and found the concrete was in the same condition as the rest of the complex. It may be possible to add a skim coat patch over the gap but it does not need to be replaced.
6. The gutter above the Dinkel's sidewalk will be caulked.

B. *Landscaping*

1. 1 x 8' spruce between 1515 and 1517 - \$359.
2. 1 x 8' spruce on north side of 1517 - \$359.
3. 1 x 10' spruce between 1509 and 1511 - \$509.
4. 1 x 2" cottonwood between 1519 and 1509 - \$229.
5. 1 x 3" aspen between 1519 and 1509 - \$200.
6. 1 x 3" aspen clump between 1521 and 1501 - \$200.
7. 2 x 5' dogwood bush between 1521 and hot tub to screen the electrical box - \$200.

The total cost will be approximately \$2,056 and includes a one year warranty.

After the trees list above had been approved, additional requests for planting were received:

1. 1 x dogwood bush between 1515 and 1517 to hide the electrical box - \$100. The Board approved this request.
2. 1 x 6' spruce in atrium of Building 1509 - \$279. The Board approved a dogwood bush instead of the tree.

Kevin Lovett will get a bid to clean up the beds by the foundations.

C. Parking Garages


Kevin Lovett checked with Lauren Holmes about the possibility of building garages. She explained that if they are going to be designated as limited common elements which are appurtenant to a particular unit, the Declarations would have to be amended. If the Association builds and leases them, then it would not require an amendment. Summit Resort Group will provide a real estate opinion and Tony Peterson will speak further with the attorney about this issue.

VIII. SET NEXT MEETING DATE

The next Board Meeting was set for Friday, August 10, 2007 at 5:30 p.m.

IX. ADJOURNMENT

With no further business the meeting was adjourned at 5:30 p.m.

Approved By:  Date: 8-10-07
Board Member Signature