

**PROSPECT POINT TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
September 12, 2012**

I. CALL TO ORDER

The meeting was called to order at 12:05 pm.

Board members in attendance were:

Diane Gordon, in person
Malcolm Orton, in person
Bob Roggow, in person
Carol Bartoletti, in person
Garrett Poulos, via telephone
Chris Sanchez, via telephone

Representing Summit Resort Group were Kevin Lovett, Deb Borel and Peter Schutz (via telephone).

II. OWNERS FORUM

Notice of the meeting was posted on the website. No owners, other than Board members, were present.

III. APPROVE PREVIOUS MEETING MINUTES

Diane moved to approve the minutes of the June 15, 2012 Board Meeting as presented. Carol seconded and the motion carried.

IV. FINANCIAL REPORT

The Board and SRG reviewed the financials as follows:

July 2012 close financials report \$2,685.67 in the operating account, \$8,076.47 in the Alpine Bank T Bill account, \$82,439.33 in the Reserve account and \$36,311.30 in the Roof Reserve Account.

July 2012 close Profit and Loss statement reports that Townhomes are \$44.03 under budget in operating expenses.

V. MANAGING AGENT'S REPORT

Kevin Lovett reported on the following items:

Completed Items

- 1508-1512 deck staining
- Post annual meeting mailer sent to owners

Report Items

- Settling at pond (1508 area) being monitored; no signs of additional settling since 2010

Pending Items

- Fall unit boiler inspection and plumbing line (toe kick heater) check (mailer sent). Some owners have had their lines changed. SRG will keep track of those who have and they will not be inspected. Inspections will be done by Gallego Mechanical Services.
- Irrigation blow-out in the next couple of weeks
- Heat tape will be inspected and turned on when necessary

VII. OLD BUSINESS

- Tree Removal
 - Board reviewed current tree pruning / removal policy, which speaks to trees on PPTH property. Current policy will be adhered to with the handling of tree removal on PPTH property.
 - Denver Water Board has given PPTH permission to remove all coniferous trees within 10 feet of the fence that borders their property for fire mitigation purposes.
 - Bobby of Bobby Cat Landscaping attended the meeting and reported the following:
 - Colorado Forest Service and Fire Department recommends
 - Zone 1- Removal of coniferous trees within 30 feet of a structure
 - Zone 2- Thinning of coniferous trees from 30-70 feet of a structure
 - Aspen and Cottonwood trees are not fire risk trees and are actually fire retardant
 - Bobby Cat bid to remove all trees within 10 feet of the fence on Denver Water side of property to set a fire barrier is \$4,200
 - Bobby Cat bid to remove “select trees” within 10 feet of the fence on Denver Water side of property for fire mitigation is \$3,800
 - SRG will:
 - Place phone calls to the Fire Marshall and the Forest Service and get a written recommendation of what trees to remove in the 10 feet area from the fence on the Denver Water side.
 - After information is obtained, SRG will let board know
 - Letter will be sent to owners notifying them of tree removal, reminding them that all aspens and cottonwoods will be left in place.

VIII. NEW BUSINESS

- Asphalt Repair
 - Several driveways in the complex need asphalt repair. A plan has been made prioritizing the repairs. This year, units 1510A and 1516A will be repaired by A-Peak Asphalt.
 - As owners call with asphalt needs, they will be placed on the list and repaired as prioritized.
- Officer Appointments

The Board appointed officers as follows:
President Diane Gordon
Vice President Bob Roggow
Secretary / Treasurer Carol Bartoletti

VIII. NEXT MEETING DATE

Next meeting date will be in March 2013. SRG will poll the Board on dates in February 2013. Date will be posted on website when it is determined.

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 1:20 p.m.

Approved By: _____

Board Member Signature

Date: _____