

**VILLAS AT PROSPECT POINT ASSOCIATION
ANNUAL MEETING
May 24, 2014**

I. REGISTRATION AND COUNT OF PROXIES

Board members present were:

Tony Peterson, President, 1515-203
Otis Halverson, Secretary, 1519-201

Sean Cavins, Vice Pres., 1517-102
Kevin McClain, Director, 1511-206

Owners present were:

Thomas Lash, 1501-201
Jim & Arlene Dinkel, 1501-203
Nancy Lee, 1503-204
Russell Frismuth, 1513-201
Anthony Petersen, 1515-203
Aly Anderson, 1519-203
Joe Caughlin, 1519-207

Paul Cyphers, 1509-201
Gary & Marcia Valbert, 1503-102
Peter & Carol Hewett, 1509-206
Richard Lemons, 1515-202
Brenda Lloyd, 1519-102
Chris & Kim Guarino, 1519-205
Jack Cheeseman, 1519-208

Representing Summit Resort Group were Kevin Lovett, Deb Borel, Peter Schutz and Chris Trettel.

II. CALL TO ORDER AND CERTIFICATION OF QUORUM

The meeting was called to order by Tony Peterson at 9:40 a.m. at the Baymont Inn and Suites in Frisco.

With 18 units represented in person and 26 proxies received, a quorum was confirmed.

The Board of Directors introduced themselves.

III. REVIEW AND APPROVE MINUTES OF PREVIOUS ANNUAL MEETING

Tom Lash made a motion to approve the minutes of the May 25, 2013 Annual Meeting as presented. Mary Cavins seconded and the motion carried.

IV. MANAGER'S REPORT

Chris Trettel was recognized for his good work at the property. Kevin Lovett reported on the following:

A. Completed Projects include:

1. Renewed the Association Insurance.
2. Completed the annual registration with the Real Estate Commission.
3. Legislative compliance. All Policies are on the website.
4. Sealed the cracks in the asphalt. (2013)
5. Extensive touch up painting throughout the complex. (2013)
6. Mulch Bed clean up and tree planting

7. The exterior light bulbs have been converted to LED lights
- B. Projects Planned for 2014 include:
1. Spring Clean up is underway
 2. Landscape bed cleaning is underway
 3. Vole remediation is ongoing
 4. Tree spraying is pending
 5. Touch up painting is pending; Owners reported that the south side of 1501, close to the pool, is in need of touch up painting. Owner asked if the colors would ever be changed on the buildings. There are currently no plans to change the color of the buildings.
 6. Unit 1505-208 – There was once a tree by her unit, and she wondered if the association would plant another one. The Board will look into this.
 7. Asphalt work – dates and plans will be mailed to owners after July 4th. Patching, crack seal, seal coat and restriping of the entire complex will take place.
 8. Re-roof Project, which will be discussed below.
- C. Owners were reminded of the following:
1. Only white window coverings. Letters are mailed to owners who are not in compliance.
 2. Individual unit owner Insurance is recommended (HO6 Policy)
 3. Only owners are permitted to have pets.

V. FINANCIAL REPORT

The following financials were reviewed.

- A. 2013/2014 Year-End Results
- Kevin Lovett reported that at the end of the 2013/2014 fiscal year (4/30/14) the Operating cash balance was \$27,381.43 and the Reserve balance was \$262,441.46. The US Bank CD balance was \$105,230.16 and the Centennial Bank CD balance was \$100,000. The Association was \$14,302 favorable to budget at year-end.

Terri Lash made a motion to transfer the \$14,302 surplus to Reserves. Chris Guarino seconded and the motion carried.

- B. Ratification of the 2014/2015 Budget
- Tony Peterson presented two options for the 2014/2015 Budget.
- Option A
- No change to operating dues (no association provided Internet)
 - 10% increase to Reserve funding (\$5 - \$8 per unit per month)
- Option B
- \$21 to \$33 per unit per month increase to operating dues with the association to provide a wireless Internet modem in each unit
 - 10% increase to reserve funding (\$5 - \$8 per unit per month)
- Owners discussed the two options as follows:

- Owner asked if additional channels could be added to the TV line up. SRG reported that Owners are permitted to add additional TV channels by contacting Comcast directly.
- Kevin McClain explained to owners that the contract for Internet is for a 5 year term. Internet options could change in the next five years to satellite, or another way of streaming.
- This contract would include the addition of a wireless Internet modem in each unit.
- The proposal does not include “bulk” HDTV; individual unit owners are able to add HD at their own expense.

Voting ballots were passed out, votes tallied and Option B passed 29 to 17. Owners will be notified of wireless internet modem install dates.

Chris Guarino made a motion to adopt option B of the 2014/2015 Budget. Nancy Lee seconded and the motion carried.

VI. ROOF DISCUSSION

Tony Peterson lead discussion with regard to roof replacement. He reported that two roofs are planned to be replaced this year at a cost of approximately \$100,000. The plan is to phase in the new roof installation over the next few years in order to avoid the need for a special assessment. Chris Guarino commented that the owners appreciate the fact that no special assessment will be necessary for roof replacement. It was reported that Owens Corning has honored a shingle warranty and 600 squares of shingles were to be awarded for the new install. Owners will be notified when the roof replacement project is planned to take place. Rob Bullard was thanked for his work several years ago to begin building the reserves for this imminent project.

VII. NEW BUSINESS / MEMBER COMMENTS

- A. An Owner suggested updating the outside lighting. This will be investigated.
- B. Garage door openers – An Owner commented that belt driven garage doors are much quieter than the existing chain driven openers. SRG will research to see if the association could get a bulk deal if several owners are interested in changing them from chain to belt. Jim Dinkel placed rubber stoppers in all of the garages in his building which seems to have minimized the noise that occurs when a garage door is in motion.

VIII. ELECTION OF DIRECTORS

The terms of Tony Peterson, Kevin McClain and Scott McLean expired and all three incumbents indicated their willingness to run for reelection. Homeowner, Alison Anderson, would also like to serve on the Board. All four were nominated and election ballots were distributed. The results of the secret ballot were that Tony Peterson, Kevin McClain and Scott McLean were re-elected to the Board to serve another term.

IX. SET NEXT MEETING DATE

The next Annual Meeting was set for May 23, 2015 at 9:30 a.m.

X. ADJOURNMENT

Terri Lash made a motion to adjourn at 10:43 a.m. until May 23, 2015. Brenda Lloyd seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____