

**PROSPECT POINT MASTER ASSOCIATION  
ANNUAL MEETING  
August 21, 2004  
Frisco, Colorado**

Board members Scott Morlan (#1521/204) and Tony Peterson (#1515/203) were present.

Representing ResortQuest were Janet Scervino and Greg Moses. Erika Krainz was recording secretary.

Villas at Prospect Point homeowners in attendance were:

Jim & Arlene Dinkel, #1501/203	Peter Hewett, #1509/206
Gary & Marcia Valbert, #1503/201	Kevin & Kristy
McClain, #1511/206	
Sid & Karen Rubinow, #1511/208	Wes & Patty Hartman, #
1501/202	
Scott McLean, #1517/204	Lynn Meyer, #1509/102
Tom & Gigi Hillyer, #1521/202	Nancy Lee, #1503/204
Marshall & Sharon Constantino, #1519/101	Sean Cavins, #
1517/102	
Robert Bullard, #1505/104	Joe Woodrow, #1517/201

Prospect Point Townhomes homeowners in attendance were:

Carolyn Stickell, #1510B	Carol Bartoletti, #1510A
Don Tracey, #1510C	John Furutani, #1504B
Diane & Robert Roggow, #1508C	

\* \* \* \* \*

**I. CALL TO ORDER**

The meeting was called to order by Scott Morlan, President, at 9:05 a.m.

**II. TOWN OF FRISCO PRESENTATION**

Mayor Bernie Zurbriggen and Town Manager Michael Penny gave an update on events relating to the Town of Frisco. The Master Plan Update process is underway and the Mayor invited any interested owners to participate. An economic impact process is also being done on the ten acre parcel behind Walmart. There is a plan under development to create a Nordic Village.

Sales tax revenues year-to-date are up 5% over last year, which is very positive for the community. A Citizen's Advisory Board will be created to address economic development. The Frisco Open Space group is working on development of a kayak park on Ten Mile Creek.

The Mayor encouraged owners to contact him at [bernie@summitnet.com](mailto:bernie@summitnet.com) or 668-5132, or Michael Penny at 668-9123 with any questions or concerns.

Starting Monday, patching work will start on the Dam Road. The town is preparing for a complete overlay within the Frisco town limits. Arlene Dinkel asked if there might be a possibility of getting a turn lane in front of the complex. The Mayor agreed to look into it further.

There have been a number of events in the town this summer, including the BBQ Challenge, Corvettes, classic cars, and Ride the Rockies. The town is 125 years old this year, so there will be a celebration of Founder's Day tomorrow at the gazebo.

Bob Roggow asked if there were any overflow parking areas for campers. The Mayor said there was overnight parking permitted in the lots off I-70, across the street from Mountain View Plaza on 7<sup>th</sup> Avenue, and at the Colorado Mental Health Building on 4<sup>th</sup> and Main.

Diane Roggow asked who was responsible for mowing and weed control for the berm in front of the property. Janet Scervino clarified the property was a CDOT right of way that was supposed to be maintained by the town. She has had trouble over the years getting anyone from the town to do weed control or maintenance. The Mayor agreed to look into this issue.

Carol Bartoletti asked about the "used car lot" just past the entrance. Rob Bullard said the town does tag the cars, but there is a staffing issue for enforcement of towing. Diane Roggow suggested adding a sign.

Rob Bullard asked how the town counsel and government would feel about shifting the tax source to a property tax instead of sales tax. The Mayor said most owners would not be amenable to a property tax increase, because it would have to be significant to match the sales tax revenues. The tax is mainly being paid by second owners and tourists.

An owner asked about the economic development discussion. Michael Penny explained the main discussion was about the ten acre parcel behind Walmart, but also about expansion of existing businesses and attraction of new businesses. An Economic Advisory Committee will be the next step. A study was done last year that produced eighty ideas, some of which been implemented. It is still in the discussion stage, but there will be action next year once the Committee is formed. It is planned to have twelve members and they will focus on the "big picture".

### **III. REVIEW MINUTES OF PREVIOUS ANNUAL MEETING**

Arlene Dinkel said she wanted to make sure the berm issue is pursued further. Scott Morlan agreed.

A motion was made to approve the minutes of the August 23, 2003 Annual Meeting as presented. The motion was seconded and carried.

#### **IV. TREASURER'S/FINANCIAL REPORT**

*A. Ratification of the 2004/2005 Budget*

The Budget as written does not include any dues increase. The largest upcoming capital expense is the road. It was crack sealed last year to prolong the life. The resurfacing is projected for five years in the future.

This Budget was ratified by the Board previously, as required in the Bylaws.

#### **V. OLD BUSINESS**

*A. Detention Pond Update*

Greg Moses said he had cleaned out the culvert and added rocks to control erosion. This has been a multi-year project and it is almost complete at this point. The cost was \$7,500 over two years.

*B. Asphalt*

The roads were crack sealed and restriped. The bill has not yet been received but Janet Scervino thought it would be about \$2,400. An owner asked if the final year-end results could be mailed to all owners after September. An owner said there were some cracks that were not sealed. Greg Moses said he walked the property as the work was being done and after. The owner will meet with Greg to show him the crack.

*C. Owners Work Day Update*

Flowers were planted on Master sections of the property.

*D. Rules and Regulations Update*

The Master Association adopted the Rules and Regulations from the Townhomes and Villas regarding parking of trailers so all Rules are consistent throughout the property.

*E. Signs*

Street signs and sign posts were repaired as needed.

*F. Weed Spraying*

Spraying was done against weeds and insects around the property.

*G. Management Company*

Janet Scervino encouraged owners to contact her at 468-9137 x254 about any issues that arise. John Furutani explained the relationship between the Association, Management Company and Greg Moses and noted there was a potential liability issue if Greg does work on the side for individual owners.

#### **VI. NEW BUSINESS**

*A. Pull-Out*

An owner suggested that owners email or write to the Town about the parking problem in the “pull out” area, and also to Summit Stage requesting the bus stop be reinstated.

*B. New Board Member*

Carolyn Stickell was introduced as the new Townhome Master Association representative.

**VII. SET NEXT MEETING DATE**

The next Annual meeting was set for the third Saturday in August 2005.

**VIII. ADJOURNMENT**

With no further business, the meeting was adjourned at 9:55 a.m.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_