

**PROSPECT POINT MASTER ASSOCIATION  
ANNUAL MEETING  
August 23, 2003  
Frisco, Colorado**

Villas at Prospect Point owners in attendance were:

Wes Hartman (1501/202)	Jim & Arlene Dinkel (1501/203)
Gary & Marcia Valbert (1503/102)	Nancy Lee (1503/204)
Rob Bullard (1505/104)	Julie Comstock (1507/201)
Lynn Meyer (1509/102)	Peter & Carolyn Hewett (1509/206)
David Smith (15113/203)	Daryl Goepfert (1513/204)
Joe Woodrow (1517/201)	Marshall & Sharon Constantino (1519/101)
Brenda Lloyd (1519/102)	Paul Joliat (1519/202)
Guy York (1519/204)	Bob Brantley (1521/102)
Thomas & Gisela Hillyer (1521/202)	Scott Morlan (1521/204)

Prospect Point Townhomes owners in attendance were:

Eric Eckberg (1508A)	Malcolm Orton (1508D and 1518A)
Melissa Blank & Susan Ingeman (1512A)	Diane & George Gordon (1514A)
Mary Anne & Geoffory Hoffman (1514C)	Joanne Mayer (1516A)

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

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**I. CALL TO ORDER**

The meeting was called to order by Board President Scott Morlan at 9:30 a.m.

**II. REVIEW MINUTES OF PREVIOUS ANNUAL MEETING**

Rob Bullard made a motion to waive the reading of the minutes. Marshall Constantino seconded and the motion carried.

Marshall Constantino made a motion to approve the minutes of the August 24, 2002 Annual Meeting as presented. Rob Bullard seconded and the motion carried.

**III. PRESIDENT'S REPORT**

Scott Morlan reported the major project this past year was the retention pond improvement. Greg Moses said the south retention pond project has been ongoing for several years. The culvert was dug out to improve drainage and two loads of rock were dumped into the pond last year. The rocks have now been installed along the front of the pond. He has about one more day of rock work inside the pond and he is trying to drain the pond so he can finish the project.

Wes Hartman asked why the rock was necessary. Scott Morlan explained it was needed to control erosion. Wes then asked about the sedimentation rate. Bob Brantley explained the ponds originally only had grass around the banks. The

main effort has been to shore up the banks, and in the process it was found dredging was necessary. An owner asked about the cost. Scott said both Associations pay equally into the Master. The total budget for the project was \$9,000.

Another project planned last year was sealing the road, which is scheduled for next week. Speed bumps were installed on the north side and by the trash compactors. The Board has discussed putting another one between Buildings 1501 and 1505.

Arlene Dinkel asked about the berm. Scott said the berm was an ongoing discussion item with the town of Frisco, since they own part of it. The Town does not have funds for any work on the berm at this point. It is sprayed annually against weeds by the Association. There are no beautification plans at this point since there is no irrigation and the majority of the berm is owned by the State. Janet Scervino said it is supposed to be maintained by the Town of Frisco and she has written letters. She recommended the owners start a letter writing campaign to get the Town's attention.

Scott Morlan thanked Bob Brantley for his service on the Board.

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

##### *A. Ratification of 2003/2004 Budget*

Scott Morlan said the 2003/2004 Budget does not include a dues increase. It has already been approved by the Board. Guy York made a motion to ratify the Budget. Rob Bullard seconded and the motion carried.

#### **V. ADJOURNMENT**

With no further business, the meeting was adjourned at 9:50 a.m.

Approved By: \_\_\_\_\_  
Board Member Signature

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