

**Prospect Point Townhomes
Annual Meeting
August 6, 2022
9:00 a.m.**

MINUTES

- I. Call to order
 - A. The meeting was called to order at 9:01

- II. Introductions; Proof of Notice; Quorum
 - A. The meeting notice was mailed via USPS on 7/6/22 and emailed to all owners on 8/3/22.
 - B. Quorum requirement is 20% of ownership or 7 owners, quorum was achieved with 15 owners attending via Zoom and 8 proxies received.
 - C. Attendance
 - a. Larry/Judy Lawten, 1506A
 - b. Stephen/Constance Seiler, 1506B
 - c. Eric/Julik Eckberg, 1508A
 - d. Ken/Michelle Magazzu, 1508B
 - e. William Lavender/Linda Kuhn, 1508D
 - f. Ron Williams, 1508F
 - g. Tom/Mary Murray, 1510A
 - h. Heather Lemay, 1510B
 - i. Ron Borchert/Barb Parry, 1512A
 - j. William/Katy Word, 1512B
 - k. Joanne Mayer, 1516A
 - l. Dick Thomas, 1516C
 - m. Malcom/Janet Orton, 1518A
 - n. Dave Benson, president, 1520A
 - o. Hannis/Kim Thompson, 1520C
 - p. Michael/Deanna Elder, 1502A, proxy
 - q. James/Ann Johnson, 1504C, proxy
 - r. Diane/Robert Roggow, 1508C, proxy
 - s. Jeanne Belli, 1510C, proxy
 - t. Edward Mower, 1512D, proxy
 - u. Stephen/Ellen Thompson, 1514B, proxy
 - v. Carol Brownson Burger, 1516B, proxy
 - w. Garret/Elizabeth Poulus, 1522B, proxy

- x. Kevin Lovett, SRG
- y. Dale Hendricks, SRG
- z. Steve Wahl, SRG

III. Master Association Update

- A. Next annual meeting will be held mid may next summer
- B. Two members of the villas board and two members of the townhomes board serve on the Prospect Point Master board
- C. \$9,688 operating account balance, \$44,041 reserves account balance.
- D. Main expense is the road, major road repair will be discussed at the annual meeting in 2023
- E. Asphalt patching has been done
- F. Speed bumps have been maintained including new speed bump signs.
- G. Responsible for the entry area, improvements are really showing and the entry looks great

IV. Town of Frisco Update

- A. Hunter Mortenson is the current Mayor and Diane McBride is the Interim Town Manager
- B. BBQ challenge was held June 17-18, 2022 after a two year respite due to COVID19
- C. Workforce housing is the Town Council's main concern, Granite street workforce housing is being worked on
- D. Gap project is almost complete, road leading out of Frisco to Breckenridge
- E. Lakehill housing project, negotiations continue and planning is underway but the project is likely several years away from starting
- F. I70 exit 203 project, several years out
- G. Marina now has a paid parking program

V. Review Minutes of Last Meeting

- A. The last annual meeting was held on August 7, 2021
- B. A motion was made by Bill Word to approve the August 7, 2021 minutes, the motion was seconded by Ron Borchert and approved unanimously.

VI. President's Report

- A. Painting almost complete, a few decks still to be done

- B. Paint warranty is good for 5 years
- C. Additional master association contribution was added previously to build up funds for the road.
- D. Lake hill is out on the horizon but the board is discussing with the Town.
- E. Bill Tracy, former board member recently passed away and the board wishes their condolences to Jeanne.

VII. Treasurer's / Financial Report

A. Balance Sheet

- a. PPT has an October-September fiscal year
- b. Below are June 2022 month end close numbers
- c. Operating account has a \$23,082 balance
- d. The General Reserve account has a \$45,067 account balance
- e. The Siding Reserve account has a \$98,059 account balance

B. Income Statement Year to Date

- a. June 2022 month end close shows actual expenditures of \$133,794 vs a budget of \$142,012 (5.8% under budget).
- b. Insurance is paid in April. The balance sheet reflects a \$37,255 prepaid insurance balance to cover future months. SRG shops the market annually, Farmer's continues to be the most competitive provider.
- c. Main YTD expense overage is insurance
 - i. The insurance industry sets a high wildfire score for this market.
 - ii. Loss history hurts premiums.

C. 2022-2023 Budget Ratification

- a. SRG approached the board for a 10% early management contract renewal and rate increase effective April 2022.
- b. This caused a midyear budget increase in May but avoids a 2022-23 dues increase.
- c. Annual reserve fund assessment
 - i. historically PPT was contributing \$50,244 into general reserve dues annually.
 - ii. For 2022-23 the \$40,000 siding contribution will be put into the general reserve fund to support routine capital needs.
 - iii. This should cause PPT to close the year with \$57,000 in the general reserve fund.

- iv. There are a number of general reserve expenditures in 2021-22 which is causing the siding reserves to be put into the general reserve fund for 2022-23.
- d. There was not objection to the 2022-23 budget as presented and the draft budget was approved.

D. Siding reserve plan

- a. The roof project cost about \$500,000, and the regular contributions covered that. The siding project is going to be a much larger project costing \$2.5 million - \$3.0 million. This project is projected to be done in about 10 years. The current annual contribution will total about \$400k at the end of 10 years leaving a large shortage for the project total. To fully fund the siding project at the end of 10 years a lot more needs to be contributed to the siding reserve fund. Costs in 10 years can only be estimated at this time. Total cost for the siding project is estimated at \$72k/unit. This plan will be further discussed by the board over the next year.
- b. David Benson siding comments: his other home was resided with cedar and painted regularly and is still in good shape after 30 years. Numbers being used are preliminary and are only being used for planning purposes. The board wants to start planning now for an expensive project a decade in the future. Regular reserve contributions also provide a future buyer an asset if you sell. The board is trying to create an incremental plan rather than having owners have to pay for everything at one time. There is a need to start planning an assessment in the next year to avoid a huge assessment at the end of 10 years. The board understands how significant the proposed new contributions will be for owners. But this does add value to all homes. There will be an increase to the current \$1,000/unit annual assessment. The past planning for the roof was successful and the HOA ended up with excess funds after paying for the roof.
- c. Suggestion was made for an incremental assessment increase over the 10 years.
- d. Are there options to do a completely different siding material such as stucco? It was stated that window replacement with stucco siding is more complicated and more expensive.

- e. Most units are in better condition on the top half of the buildings, could a different material be used on the lower sections of the buildings?
- f. The board so far has been looking at comparable replacements but there are other options as well to consider.

VIII. Managing Agents Report

A. Project Update

- a. Completed items
 - i. Tree treatment
 - ii. Tree removal
 - iii. Asphalt patching
- b. To be completed
 - i. Finish staining decks as part of summer 2022 project
 - ii. If owners see anything, let us know, we have a good painting warranty

B. Owner Education

- a. Rules
 - i. Please share HOA rules with guests and tenants
 - ii. Park in designated spots as a courtesy to others
 - iii. Keep dogs on leash and pickup after them
- b. Exterior alterations
 - i. Exterior is a common element and any changes need to be submitted and approved
 - ii. The main goal is to match exterior finishes across the property
- c. Insurance
 - i. HOA insurance is primary in Colorado
 - ii. Please help avoid freezeups by maintaining a heated home when you are absent
 - iii. Replace any original water heaters, this should be done every 10 years.
 - iv. Refrigerator supply lines and washer supply lines cause a lot of damage, please have these checked regularly.
 - v. Check all water supply lines to make sure you have steel braided supply lines
 - vi. Prevent fire by cleaning out dryer vents (annually), gas fireplace safety checks as well.

- vii. PPT is still with Kinser Agency, owner letters were provided so owners can show personal insurance providers to make sure you have the right coverage.
 - 1. Contents
 - 2. Liability
 - 3. Loss of use
 - 4. Deductible assessment coverage

IX. Owner's Forum

- A. The tree between 1518 & 1520 was removed, will there be a replacement or landscaping to fill the gap? Aspen trees are hanging over property line fence.
- B. Sprinkler on the island is spraying but not working. The island is looking scrappy with tree saplings coming up. The island needs some attention. Flowers can't be seen because of the tree saplings that are coming up. How to manage that growth?
- C. Renters seem to park wherever they want. Excess cars need to us the guest parking.
- D. Electric bill went way up at end unit. Refrigerator electricity is running high in end unit. Middle unit paid \$100.08 in June according to owner.
- E. Lake drop-off, outside people parking by the utility building. Signs exist. If owners see this, please call the police or take a picture of the vehicle and pass on to SRG.
- F. By the time the police are called the parkers are gone. Concerned about the speed that people are driving. One owner is scaring people away due to diligence.

X. New Business

- A. Lake Hill
 - a. A consortium has been created with neighboring associations in order to lobby the Town of Frisco on this matter.
 - b. Kevin Lovett and Dave Benson met with the Town planner at Town of Frisco
 - c. Utility issues from Frisco need to be resolved prior to implementation
 - d. Dave Benson spoke to the planning commission to let them know that there are concerns from PPT association

- e. The project is still several years out so there is not much that can be done yet
 - f. There have been discussions about a 400+ unit plan several years off
 - g. There have been discussions about a 900+ unit development which would be 10 years out
 - h. No construction likely for 5 years on the Lakehill development
 - i. One owner suggested that this may not a viable project since this has been worked on for over 20 years
 - j. Dillon Dam road is becoming much busier and more dangerous for the community
 - k. An owner suggested that an old traffic study is being used, this needs to be updated to reflect additional traffic on Dillon Dam Road.
- B. Future Siding Replacement and Funding, Assessment is due October 1, 2022. This will be on owner's statements from SRG.
 - C. The board will be working on the siding project long term funding plan

XI. Election of Directors

- A. The three-year term of David Benson expires in 2022
 - a. David expressed interest in running for an additional term
- B. Bob Roggow and Jeanne Belli expressed interest in running for the board
- C. The PPT governing documents allow up to 9 board members, there are currently 5 board members
- D. Any additional nominees from the floor? None were voiced.
- E. A motion was made to appoint Bob & Jeannie to the board and elect Dave to an additional term was made by Bill Word and seconded Ron Borchert, the motion passed unanimously.

XII. Next Meeting Date

- A. Saturday August 12 was mentioned but this will be discussed with the board.

- XIII. A motion was made to adjourn the meeting by Bill Word and seconded by Ron Borchert. The motion was approved unanimously. The meeting adjourned at 10:28.