

PROSPECT POINT TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
August 23, 2019

I. CALL TO ORDER

The meeting was called to order at 10:00 am.

Board members in attendance were:

Dave Benson, in person
Ron Borchert, in person
Bill Word, via telephone
Bill Tracy, via telephone

Representing Summit Resort Group was Kevin Lovett.

II. OWNERS FORUM

Notice of the meeting was posted on the website. Owner Garrett Poulos of unit 1522B was present.

III. APPROVE PREVIOUS MEETING MINUTES

The Board reviewed the minutes from the June 18, 2019 and August 10, 2019 Board Meetings. Upon review, Dave Benson moved to approve the minutes as presented; Ron Borchert seconds and the motion carried.

IV. FINANCIAL REVIEW

Financials were included in the meeting materials as follows:

June 2019 close financials Balance Sheet reports \$12,591 in the operating account, \$8,163 in the Alpine Bank T Bill account, \$60,013 in the General Reserve account, and \$172,574 in the Roof reserve account.

June 2019 close Profit and Loss statement reports \$125,419 of actual expenditures vs. \$126,381 of budgeted expenditures resulting in a reported operating expense underage of \$961 year to date.

V. RATIFY MOTIONS VIA EMAIL

The following actions completed via email were ratified:

- 7-10-19 1508E deck extension; not approved as presented (owner asked to send alternative request)
- 7-10-19 1508D deck extension; approved for 44 sq. ft. addition in 2018 and again in 2019

VI. MANAGING AGENTS REPORT

The following items were reported:

- Painting; "phase 3" painting which consists of buildings 1506, 1504, 1502 as well as the deck staining of buildings 1514-1522 will begin in early September.
- Boiler inspections; Ridgeline Mechanical is scheduled to do the unit boiler inspections in September / October. Notice to owners has been sent.
- N. Pond Saplings, removal; this has been completed.

- Tree trimming; some tree trimming has been completed. SRG will coordinate further trimming of tree behind building 1512.
- Fence repairs; repairs to the fence are pending.

VII. OLD BUSINESS

The following Old Business items were discussed:

A. Deck Extensions; The Board discussed the deck extension policy letter from 2007 to include updating the policy to incorporate additional points to help guide and clarify. Upon discussion with amendments added, Dave moved to approve ~~the~~ incorporating of the additional points as amended ; Ron seconded and the motion passed. The document will be updated and emailed to Owners. SRG and the Board are working with the town of Frisco to correct errors on the Town of Frisco “allowable sq. ft build out sheet”.

B. Roof; BluSky will be working on roof replacement/ heat tape and gutter punch list items this coming week. A meeting will be arranged with BluSky and Board members interested, on site, for Thursday August 29th to review pending items.

VIII. NEW BUSINESS

The following New Business items were discussed:

A. Siding Funding; Future siding replacement funding planning will be discussed at the 2020-21 budget planning meeting.

B. Deck Railing lights; The Board discussed lights placed on deck railings. Feedback and complaints have been received from various Owners throughout Prospect Point Townhomes stating that there are some outdoor lights that detract from the appearance of the townhome complex. The current House Rules do not speak to owner added outdoor lighting. The Board discussed additions to the House Rules establishing deck or decorative outdoor lighting and decoration parameters. The Board will continue discussion via email and consider adoption of additional rules.

C. Back Yard trash; The Board discussed items stored in back yards and on back decks. Violation notices will be sent per the house rules and enforcement will follow the Covenant and Rule Enforcement policy.

D. “Post 2019 Annual Owner Meeting” mailer; The Board approved the distribution of the 2019 annual owner meeting “post mailer” and meeting minutes.

E. Future projects; Asphalt and Tree Trimming / removal. The Board discussed future projects of asphalt repairs and major tree trimming/ removal. The Board and SRG will walk the asphalt and mark areas to be repaired; SRG will then obtain cost estimate to complete the repairs. The Board will continue to investigate major tree trimming as well as possible removals where warranted.

F. Dog Barking; The Board discussed dog barking. An email will be sent to Owners reminding them that renters are not permitted to have pets at Prospect Point and reminding Owners to pick up after their pets. Owners are encouraged to contact

Animal Control/ Frisco Police to report barking dog complaints as well as contact Summit Resort Group (contact information will be presented).

IX. NEXT MEETING DATE

The next Board of Directors meeting date is pending.

X. ADJOURNMENT

With no further business, the meeting was adjourned at 11:12 am.

Approved: ____2-28-20____