

**Prospect Point Townhomes
Board of Directors Meeting
March 25th, 2025 2pm Mountain Time via Zoom
Meeting Minutes**

I. CALL TO ORDER

The meeting was called to order at 2:03 pm.

Meeting attendees included:

Garrett Poulos, President
Pete Catalano, Vice President
Robin Pitts, Secretary
Stephen Thompson, Treasurer
Bob Roggow, Director
Bill Word, Director
Kevin Lovett, SRG
David Lahn, SRG

Quorum was achieved

II. APPROVE PREVIOUS MEETING MINUTES

The minutes from the December 2nd Board meeting were reviewed. Robin made a motion to approve the minutes as presented. Bill seconded and with all in favor, the motion carried.

III. FINANCIAL REVIEW

February 28, 2025 Year to Date Financials:

\$39,712	Operating account balance
\$50,916	General Reserve Bank Account-Alpine
\$44,990	Siding Reserve Acct -Alpine
\$395,813	Edward Jones
	\$170,000 CD mature date 12/24/2025
	\$100,000 CD mature date 2/12/2026
	Remainder in money market at ~4.8%

P&L \$105,691 Year to date operating expense vs. budget of \$100,761 (\$4,900 over budget)

525 · Landscaping

\$5,654 Over Budget

Stephen asked SRG to move reserve funds from both reserve accounts at Alpine bank to the Edward Jones account to take advantage of the higher interest rates offered. The minimum amount to keep the accounts open and avoid fees should be left in the Alpine Reserve accounts.

IV. OLD BUSINESS

Stairs to Hiking Path:

These stairs have been shoveled of snow this winter. The Board will inspect and discuss if any further action is needed during their May property walk.

Speed Bump Area Drainage:

A section of speed bump on Point Dr. was removed to help with water flow across this area. The Board will inspect and discuss what further action is needed for trenching or drainage during their May property walk.

Laundry Dryer Vent Cleanout:

The Board directed SRG to follow up with Consider it Done to re-schedule dryer vent cleanouts with bulk pricing for owners that opt-in for spring 2025.

V. NEW BUSINESS

Spring Landscaping

The board discussed additional landscaping spring cleanup for the rear of the units. The area behind 1510 near the pond was noted as in need of cleanup. Previous residents maintained this area. Not necessarily additional planting but cleanup of debris. Similar cleanup was requested for rear of 1512, and 1514. The Board decided to investigate what areas need the most attention during the May Board property walk. The board mentioned some abandoned landscaping and items on the rear of the property fence line.

The Board discussed guests to the property playing and digging holes, in the woods nearby that is owned by the Denver Municipal Water Works. The Board discussed installing 'no trespassing' signs to alert guests that this is a nature area. The Board tabled the idea for now.

Insurance Renewal

Garrett motioned to approve the 2025 – 2026 insurance renewal as presented. Bill seconded the motion and the motion passed unanimously by acclamation.

Proposed Grills Rule

The Prospect Point Townhome's "no open flame, no gas grill" rule was discussed. The rule is to be implemented at the requirement of the HOA insurance carrier for the 2025 – 2026 renewal to maintain insurability.

Stephen motioned to adopt the "no open flame, no gas grill" rule as revised during the meeting. Robin seconded the motion. The Board held a vote on the motion. Garrett, Pete, Robin, Stephen, Bob, and Bill voted yes to adopt the rule and the motion passed.

Here is the rule as adopted during the meeting:

Only electric grills and electric fire pots and pits may be used in the Prospect Point complex. Gas grills, open flames, charcoal grills, wood or gas fire pits, and wood or gas fire pots of any sort is strictly prohibited at the Prospect Point complex. All electric grills, electric fire pots and electric fire pits must be attended at all times when in use.

The use of flammable liquids to start fireplace fires is forbidden, as is the storage of flammable materials.

The prohibition against open flames includes any equipment that causes combustion. Electric smokers that utilize a heating element to heat wood chips or pellets to the point that they create smoke are considered a form of combustion by our insurance carrier and are also prohibited.

VI. SET NEXT MEETING DATE

Garrett proposed Monday, April 28th at 1:00pm to conduct the Board property walk. SRG will confirm via email to those that could not attend today's meeting.

Tuesday, May 6th at 2pm MT for the next Board meeting via zoom.

VII. ADJOURNMENT

With no further business the meeting adjourned at 3:10pm.