



July 2, 2025

Dear Prospect Point Townhome Owner,

The Annual Meeting for the Association has been set for **9:00 a.m. on August 2, 2025. The meeting will be held at the Frisco Senior Center located at 83 Nancy's Place in Frisco Colorado, 80443, with a Zoom attendance option as well.** Please find the attached Zoom invite. Please note that the meeting materials and the Zoom link will be emailed out to all owners a few days prior to the meeting.

We have several very important issues to discuss at this meeting:

- We will be electing members to the Board of Directors.
- We will be ratifying the 2025-2026 Operating Budget, a 10% increase to dues is proposed.
- We will be discussing Special assessment of \$140,000 total (split amongst all owners) for the Stewardship Fund
- Please note that minutes from the 2024 Board of Directors meetings are posted on the Prospect Point Townhome HOA website, www.srghoa.com , select Frisco HOA's and Prospect Point Townhomes. It is recommended to review the recent Board of Directors meeting minutes as many important topics are discussed.

Enclosed please find the following documents for your information:

- 2025 Annual Meeting Agenda
- Meeting Notification and Proxy
- Proposed 2025-26 Operating Budget and dues.

We are hoping you can attend the meeting. If, for some reason, you cannot attend this meeting, please return your proxy (make sure you fill in the name of an owner or Board member to vote for you along with your voting preference on items listed on proxy). It is most important that we have a quorum at this meeting. Please mark the box at the bottom of the proxy if you are interested in a position on the Board of Directors.

If you have any questions, please contact: Kimberlyn Bryant Summit Resort Group Management at 970-468-9137, kbryant@srgsummit.com

Thank you,

Prospect Point Townhomes Board of Directors

Dear Prospect Point Townhome Owners,

The Annual Meeting of Prospect Point Townhome Association will be held on **Saturday, August 2, 2025 at 9:00 AM. The meeting will be held at the Summit County Community and Senior Center, 83 Nancy's Place, Frisco, CO 80443 and a ZOOM attendance option will be available.** We are hoping all of you can attend this important meeting. Please mail back this proxy indicating if you will be attending, as we need a quorum to conduct this meeting.

I (we) _____ of unit _____ plan to attend the meeting of the Association at 9:00 AM, Saturday, August 2, 2025.

_____ Sorry, I (we) _____ of unit _____ cannot attend. (Please execute proxy below)

.....
PROXY

Know all people by these present that I (we) _____ of unit# _____ do hereby constitute and appoint _____

(Please name another owner or Board Member to vote for you. Proxy will be assigned to President if left blank)

My (our) true and lawful attorney for me (us) in my (our) name, place and stead to vote as my (our) proxy at the meeting of the members of Prospect Point Townhome Association, August 2, 2025, or at any adjournment thereof, according to the number of votes I (we) should be entitled to cast if there personally present, with full power of substitution, thereby ratifying all that my (our) said attorney, or his/her substitute, may do in my (our) behalf.

Signature/date/unit #

2025 Annual Owner Meeting Voting Items

Budget ratification

_____ I DO approve the 2025-26 operating budget as presented

Board interest

_____ I would be interested in serving on the Board

*The general proxy is for meeting quorum; please indicate your voting preference on each of the items for vote listed above on this proxy form. If you do not indicate your voting preference on an item, your vote will not count. This is a change from past procedure in accordance to amendments to the Association bylaws.

PLEASE RETURN PROXY TO:

SUMMIT RESORT GROUP MANAGEMENT

PO BOX 2590

DILLON, CO 80435

- attn: Kimberlyn Bryant
- or Email to: kbryant@srgsummit.com

**Prospect Point Townhomes
Annual Meeting
August 2, 2025
9:00 a.m.**

Agenda

- I. Call to order**
- II. Introductions; Proof of Notice; Quorum**
- III. Master Association Update**
- IV. Review Minutes of Last Meeting**
August 3, 2024
- V. President's Report**
- VI. Treasurer's / Financial Report**
Balance Sheet
Income Statement Year to Date
2025-2026 Budget Ratification
Special assessment, Stewardship fund
- VII. Managing Agents Report**
Project Updates
Owner Education
- VIII. Owner's Forum**
- IX. Old Business**
- X. New Business**
- XI. Election of Directors**
- XII. Next Meeting Date**
- XIII. Adjournment**

			OCT 25	NOV 25	DEC 25	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	JULY 26	AUG 26	SEP 26	2025-26 Budget	2024-25 to 2025-26 Change
Income	ACCOUNT															
400	Membership Dues	16,513	16,513	16,513	16,513	16,513	16,513	16,513	16,513	16,513	16,513	16,513	16,513	16,513	179,910	24,246
404	Reserve Fund Contribution	6,217	6,217	6,217	6,217	6,217	6,217	6,217	6,217	6,217	6,217	6,217	6,217	6,217	74,604	0
412	Assessment	0	0	0	0	0	0	0	0	0	0	0	0	240,000	240,000	-100,000
411	Interest Income-Reserve	234	234	234	234	234	234	234	234	234	234	234	234	234	2,808	0
	Budget Income Total	22,730	22,730	22,730	22,730	22,730	22,730	22,730	22,730	22,730	22,730	22,730	22,730	22,730	415,844	-75,754
	Operating + Reserve														272,760	24,246
Expense																
501	Legal	250	0	0	10	0	0	500	0	0	0	0	0	500	1,260	0
502	Bank Charges	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
503	Copies	0	0	0	0	0	0	0	5	40	5	5	5	5	65	0
504	Insurance	5,671	5,671	5,671	5,671	5,671	5,671	5,671	7,372	7,372	7,372	7,372	7,372	7,372	78,258	12,029
505	Management Fee	4,018	4,018	4,018	4,018	4,018	4,018	4,018	4,018	4,018	4,018	4,219	4,219	4,219	48,819	603
506	Miscellaneous	0	0	200	0	0	0	0	0	0	0	0	0	0	200	0
507	Office Supplies & Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
508	Repairs & Maintenance	430	430	430	430	430	430	430	430	430	430	430	430	430	5,160	0
509	Buildings & Grounds	7,000	100	100	100	100	100	100	100	100	100	100	100	100	8,100	1,200
511	Insurance Claim Deductible	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
514	Trash Removal	600	600	900	900	600	600	600	600	600	600	900	600	600	8,100	0
515	Electricity	50	50	50	50	50	50	50	50	50	50	50	50	50	600	0
516	Postage	30	30	30	30	30	30	30	30	30	30	30	30	30	360	60
517	Faxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
519	Accounting/Audit/Legal	0	0	0	375	0	0	0	0	0	0	0	0	0	375	375
520	Income Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
525	Landscaping	0	0	0	0	0	0	0	1,250	1,250	2,000	1,000	1,000	5,000	11,500	4,000
526	Annual Meeting Expenses	0	0	0	0	0	0	0	0	0	0	0	150	0	150	0
527	Board Meeting Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
545	Irrigation Maintenance/water	2,500	0	0	0	0	0	0	0	0	1,300	0	0	0	3,800	0
550	Reserve Fund Contribution	6,217	6,217	6,217	6,217	6,217	6,217	6,217	6,217	6,217	6,217	6,217	6,217	6,217	74,604	0
560	Master Association Contribution	1,841	1,841	1,841	1,841	1,841	1,841	1,841	1,841	1,841	1,841	1,841	1,841	1,841	22,097	0
570	Snow Removal - Supplies	0	20													

2024-25 Dues												2025-26 Dues											
				\$248,514								\$272,760											
Unit #	Model	Sq Ft	% of Association	2024-25 annual dues				2024-25 monthly dues				2025-26 annual dues				2025-26 monthly dues				Increase	% increase	Siding Assessment	
1502C	DR	2180	2.57%	\$6,387.56				\$532.30				\$7,010.75				\$584.23				\$51.93	9.76%	\$3,598.42	
1502B	A	1920	2.26%	\$5,625.74				\$468.81				\$6,174.60				\$514.55				\$45.74	9.76%	\$3,169.25	
1502A	D	2180	2.57%	\$6,387.56				\$532.30				\$7,010.75				\$584.23				\$51.93	9.76%	\$3,598.42	
1504D	CR	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1504C	B	1875	2.21%	\$5,493.87				\$457.82				\$6,029.88				\$502.49				\$44.67	9.76%	\$3,094.97	
1504B	BR	1875	2.21%	\$5,493.87				\$457.82				\$6,029.88				\$502.49				\$44.67	9.76%	\$3,094.97	
1504A	C	2340	2.76%					\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1506D	CR	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1506C	B	1875	2.21%	\$5,493.87				\$457.82				\$6,029.88				\$502.49				\$44.67	9.76%	\$3,094.97	
1506B	BR	1875	2.21%	\$5,493.87				\$457.82				\$6,029.88				\$502.49				\$44.67	9.76%	\$3,094.97	
1506A	CR	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1508F	D	2180	2.57%	\$6,387.56				\$532.30				\$7,010.75				\$584.23				\$51.93	9.76%	\$3,598.42	
1508E	A	1920	2.26%	\$5,625.74				\$468.81				\$6,174.60				\$514.55				\$45.74	9.76%	\$3,169.25	
1508D	AR	1920	2.26%	\$5,625.74				\$468.81				\$6,174.60				\$514.55				\$45.74	9.76%	\$3,169.25	
1508C	A	1920	2.26%	\$5,625.74				\$468.81				\$6,174.60				\$514.55				\$45.74	9.76%	\$3,169.25	
1508B	AR	1920	2.26%	\$5,625.74				\$468.81				\$6,174.60				\$514.55				\$45.74	9.76%	\$3,169.25	
1208A	D	2180	2.57%	\$6,387.56				\$532.30				\$7,010.75				\$584.23				\$51.93	9.76%	\$3,598.42	
1510D	CR	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1510C	B	1875	2.21%	\$5,493.87				\$457.82				\$6,029.88				\$502.49				\$44.67	9.76%	\$3,094.97	
1510B	BR	1875	2.21%	\$5,493.87				\$457.82				\$6,029.88				\$502.49				\$44.67	9.76%	\$3,094.97	
1510A	C	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1512D	CR	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1512C	B	1875	2.21%	\$5,493.87				\$457.82				\$6,029.88				\$502.49				\$44.67	9.76%	\$3,094.97	
1512B	BR	1875	2.21%	\$5,493.87				\$457.82				\$6,029.88				\$502.49				\$44.67	9.76%	\$3,094.97	
1512A	CR	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1514C	CR	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1514B	B	1875	2.21%	\$5,493.87				\$457.82				\$6,029.88				\$502.49				\$44.67	9.76%	\$3,094.97	
1514A	C	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1516C	CR	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1516B	BR	1875	2.21%	\$5,493.87				\$457.82				\$6,029.88				\$502.49				\$44.67	9.76%	\$3,094.97	
1516A	CR	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1518C	CR	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1518B	B	1875	2.21%	\$5,493.87				\$457.82				\$6,029.88				\$502.49				\$44.67	9.76%	\$3,094.97	
1518A	CR	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1520C	CR	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1520B	BR	1875	2.21%	\$5,493.87				\$457.82				\$6,029.88				\$502.49				\$44.67	9.76%	\$3,094.97	
1520A	CR	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1522C	CR	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
1522B	BR	1875	2.21%	\$5,493.87				\$457.82				\$6,029.88				\$502.49				\$44.67	9.76%	\$3,094.97	
1522A	C	2340	2.76%	\$6,856.38				\$571.36				\$7,525.31				\$627.11				\$55.75	9.76%	\$3,862.53	
Total		84,815	100.00%	\$241,657.67				\$20,709.39				\$272,760.05				\$22,730.00				\$2,020.61		\$140,000.00	

Prospect Point Townhomes
2025 Annual Owner Meeting
Zoom

Topic: Prospect Point Townhomes 2025 Annual Owner Meeting

Time: Aug 2, 2025 09:00 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81905563239?pwd=zfHrZQao3dX7qbjLM4RciCFksggurq.1>

Meeting ID: 819 0556 3239

Passcode: 222308

Or by phone

• +1 719 359 4580 US

Meeting ID: 819 0556 3239

Passcode: 222308