

April 17, 2025

Dear Villas at Prospect Point Owners,

The Annual Meeting for the Association has been set for 9:30 AM on Saturday May 17, 2025. The meeting will be held **via Zoom video conference. The Zoom invitation and Link will be emailed to all Owners on or before May 16, 2025.**

The Prospect Point Master Annual Meeting will take place at 9:00 a.m., via the same Zoom video conference. Please plan to attend this meeting as well.

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 Budget. Please note that there is no change to dues for 2025-26.
- We will discuss planned 2025 projects
- We will also discuss future major projects and future funding.

Enclosed please find the following documents for your information:

- 2025 Annual Meeting Agenda
- Meeting Notification and Proxy
- Zoom invitation.
- Proposed Budget 2025-26

Meeting materials and handouts as well as the Zoom invitation will be emailed out to all Owners on or before May 16, 2025.

Please return the Notification and Proxy. 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 represent you) to ensure that we have a quorum. 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:

Kevin Lovett, Summit Resort Group Management at 970-468-9137.

Please note that all Association Documents are on the Association website at http://www.srghoa.com/hoa_villas.html

April 17, 2025

Dear Villas at Prospect Point Owners,

The Annual Meeting of the Villas at Prospect Point Condominium Association will be held on Saturday, May 17, 2025 at 9:30 a.m. via Zoom video conference. Zoom video conference invitation along with Zoom link will be emailed to all Owners on or before May 16, 2025. 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.

P.S. The Master Meeting will begin at 9:00 AM. Via this same Zoom video conference. Please plan to attend.

I (we) _____ of unit _____ plan to be present at the meeting of the Association at 9:30 AM, Saturday, May 17, 2025 held via zoom video conference.

_____ 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, if left blank will be assigned to president)

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 the Villas at Prospect Point Condominium Association, May 17, 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 #

_____ **I would be interested in serving on the Board**

PLEASE RETURN PROXY TO:

SUMMIT RESORT GROUP MANAGEMENT
Attn: Kevin Lovett
PO BOX 2590
DILLON, CO 80435
Or, email to KLovett@srgsummit.com

VILLAS AT PROSPECT POINT CONDOMINIUM ASSOCIATION
Annual Meeting

Zoom Video Conference

May 17, 2025
9:30 AM

Agenda

- | | |
|--|---------------|
| I. Registration and count of proxies | 9:30 – 9:40 |
| II. Call to order | 9:40 – 9:45 |
| A. Welcome | |
| B. Certification of Quorum | |
| III. Read and Approve Minutes of 2024 Annual Meeting, May 18, 2024 | 9:45 – 9:50 |
| IV. Manager's Report
Owner education | 9:50 – 10:00 |
| V. Financial Report | 10:00 – 10:10 |
| IV. Ratification of the Budget | 10:10 – 10:20 |
| VI. New Business/ Member Comments
Projects 2025 | 10:20 – 10:40 |
| VII. Election of Directors | 10:40 – 10:55 |
| VIII. Adjourn | 10:55 |

Villas at Prospect Point 2025-26 Budget - Draft														
	May	June	July	August	September	October	November	December	January	February	March	April	2025-26	2024-25
OPERATING FUND														
REVENUE														
400 Operating Dues	\$ 39,728	\$ 39,728	\$ 37,535	\$ 37,535	\$ 37,535	\$ 37,535	\$ 37,535	\$ 37,535	\$ 37,535	\$ 37,535	\$ 37,535	\$ 37,535	\$ 454,806	\$ 474,884
402 Late Charges Income														
403 Fines														
409 Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Budget Revenue	\$ 39,728	\$ 39,728	\$ 37,535	\$ 37,535	\$ 37,535	\$ 37,535	\$ 37,535	\$ 37,535	\$ 37,535	\$ 37,535	\$ 37,535	\$ 37,535	\$ 454,806	\$ 474,884
EXPENSES														
501 Legal/Professional Fees	\$ -	\$ 500	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ 1,000	\$ 800
502 Bank Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
503 Copies	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 75
504 Insurance	\$ 8,936	\$ 8,936	\$ 8,936	\$ 8,936	\$ 8,936	\$ 8,936	\$ 8,936	\$ 8,936	\$ 11,616	\$ 11,616	\$ 11,616	\$ 11,616	\$ 117,962	\$ 105,264
5042 Insurance contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5043 Insurance claims deductible	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
505 Management Fee	\$ 9,356	\$ 9,356	\$ 9,356	\$ 9,356	\$ 9,356	\$ 9,356	\$ 9,356	\$ 9,356	\$ 9,356	\$ 9,356	\$ 9,356	\$ 9,356	\$ 112,272	\$ 106,932
506 Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
507 Office Expense/Supplies/postage	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 576	\$ -
508 Repairs & Maintenance	\$ 1,200	\$ 500	\$ 4,000	\$ 600	\$ 500	\$ 500	\$ 2,000	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 11,800	\$ 8,400
510 Water & Sewer	\$ -	\$ -	\$ 17,000	\$ -	\$ -	\$ 22,000	\$ -	\$ -	\$ 17,000	\$ -	\$ -	\$ -	\$ 73,000	\$ 64,000
5111 Snow Removal-Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 400	\$ 400
5112 Snow Removal-Plow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,550	\$ 1,550	\$ 1,550	\$ 1,550	\$ 1,550	\$ 1,550	\$ 9,300	\$ 9,300
5113 Snow Removal-Skidster	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5114 Snow Removal-Ice Roof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 6,000	\$ 6,000
5115 Snow Removal-Ice Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 2,500	\$ 2,500
512 Internet	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 39,600	\$ 29,400
513 Cable TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,700
514 Trash Removal	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 13,200	\$ 11,100
515 Common Electricity	\$ 900	\$ 600	\$ 200	\$ 225	\$ 225	\$ 300	\$ 300	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 900	\$ 23,650	\$ 17,650
516 Postage	\$ 125	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 125	\$ 30	\$ 550	\$ 550
517 Faxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
519 Accounting/Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
520 Income Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
521 Asphalt crack seal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
522 Rodent and pest control	\$ 200	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ 2,000	\$ 1,400
525 Landscaping	\$ 4,000	\$ 3,000	\$ 3,000	\$ 1,200	\$ 1,200	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,600	\$ 12,100
526 Annual Meeting	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ 150
527 Board Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
528 Hot Tub Supplies	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 750	\$ 750
529 Hot Tub Repair & Maint.	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 900	\$ 900
530 Hot Tub Gas/Electric	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 300	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 3,400	\$ 3,400
560 Master Association Cont	\$ 1,842	\$ 1,842	\$ 1,842	\$ 1,842	\$ 1,842	\$ 1,842	\$ 1,842	\$ 1,842	\$ 1,842	\$ 1,842	\$ 1,842	\$ 1,842	\$ 22,109	\$ 22,109
Budget Expenses	\$ 31,595	\$ 29,850	\$ 49,900	\$ 27,275	\$ 27,175	\$ 49,250	\$ 29,250	\$ 32,710	\$ 54,940	\$ 37,890	\$ 36,985	\$ 47,990	\$ 454,809	\$ 474,880
Budget Surplus(Deficit)	\$ 8,133	\$ 9,878	\$ (12,365)	\$ 10,260	\$ 10,360	\$ (11,715)	\$ 8,285	\$ 4,825	\$ (17,405)	\$ (355)	\$ 550	\$ (10,455)	\$ (3)	\$ 4
RESERVE FUND														
REVENUE														
404 Reserve Dues	\$ 9,902	\$ 9,902	\$ 12,089	\$ 12,089	\$ 12,089	\$ 12,089	\$ 12,089	\$ 12,089	\$ 12,089	\$ 12,089	\$ 12,089	\$ 12,089	\$ 140,694	\$ 117,648
411 Interest													\$ 595,500	\$ 592,532

**VILLAS AT PROSPECT POINT
BOARD OF DIRECTORS
2024-25
(Two-Year Terms)**

TUCKER ZIMMERMAN– President	Elected 2024
Term expires 2026	
PO Box 884	
Frisco, CO 80443	
303-907-9129	
tuckzimm@gmail.com	
Unit 1519-102	

KRISTY MCCLAIN – Vice President	Elected 2023
Term expires 2025	
P.O. Box 1723	
Frisco, CO 80443	
970-668-5437	
kristymmccclain@gmail.com	
Unit 1511-206	

KRISTIE SWEENEY - Secretary	Elected 2024
Term expires 2026	
P.O. Box 1974	
Frisco, CO 80443	
848-469-6200	
kristiesweeney28@gmail.com	
Unit 1501-202	

JULIE BOYLE - Treasurer	Elected 2024
Term expires 2026	
5496 Seneca Pl	
Boulder, CO 80303	
303-884-6078	
juliebboyle@gmail.com	
Unit 1521-101	

TERRI LASH – Director	Elected 2023 (appointed March 2025 to Fill the remainder of Sean Cavins term)
Term expires 2025	
6883 S. Chapparral Cr. West	
Centennial, CO 80016-2163	
303-478-2933	
terri.lash@comcast.net	
Unit 1501-201	