

Sun Vail Condominium Association



The annual meeting of the Sun Vail Homeowners Association ("SVCA") was held on August 27, 2005. Just over half of the homeowners were represented at the meeting with 19 appearing in person and 18 sending in their proxies.

A discussion was held regarding ways to increase attendance at the homeowner's meeting. The question was raised whether holding the annual meeting at a different time of year would be more convenient for more homeowners, thus increasing the attendance. A short questionnaire is being sent to all homeowners asking for their input on this issue.

Another topic of discussion was the possibility of constructing a covered parking structure on the South side of the Sun Vail parking lot. A decision was made to poll the membership to find out how many homeowners might be interested in covered parking. If there is sufficient interest, the Board will take further action.

The fiscal year of SVCA was changed to October 1 through September 30. The reason for this change was to better coordinate the budgeting process with the fiscal year.

The budget for fiscal year October 1, 2005 to September 30, 2006, was approved by the homeowners. A productive discussion was held regarding how the homeowners want to see their money spent. SVCA has minimal cash reserves. There was a strong consensus that SVCA should focus on increasing the reserves as quickly as possible. Although the budget calls for only \$34,000.00 to be placed in the reserves in the next fiscal year, the homeowners strongly recommended that the property manager use its best efforts to reduce budgeted expenses wherever possible in order to increase the monies available to be placed in the reserves.

A concern was raised about construction trailers and pickups being parked for long periods of time in the parking lot. The Board will review and revise the association rules to address this concern.

There were three vacancies to fill on the Board of Directors, as the terms of George Pattee, Barry Randall and Bruce Anderson expired. For personal reasons, George chose not to run again. Barry Randall, Bruce Anderson and Cheryl Miller were nominated and unanimously selected. Dr. Hal Magoun advised the homeowners, although he intended to finish his term as a member of the Board, for personal reasons, he would not re-run as Board President.

A short meeting of the Board of Directors was held after the homeowners' meeting to elect officers for the upcoming year. The officers are:

President: Bruce Anderson
Vice President: Robert Newblatt

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Treasurer: Barry Radell
Secretary: Cheryl Miller
Member at Large: Dr. Hal Magoun

After the homeowners' meeting was adjourned, a barbeque was held poolside at Sun Vail. Although Mother Nature dropped some rain, a good time was had by all. Dale and his wonderful staff provided an abundance of good food and drink. Our thanks to Dale and his staff for all of their hard work.

We also would like to take this opportunity to share with you our thoughts and goals as Members of the Board.

The past several months have been a difficult time for SVCA. There has been dissension and strife far beyond what normally occurs in a homeowners association. We all hope we can put this difficult time behind us and go forward in a positive and productive manner.

All of us, whether permanent residents or owners of a second home, share a common goal, we want Sun Vail to be a place where we can relax and enjoy a beautiful mountain setting. We all have more than enough stress in our daily lives, we do not need additional stress arising out of our ownership of a unit in Sun Vail. We, as a Board, hope to make everyone's experience in SVCA as stress free as possible.

With 60 members, there will always be differences of opinion. Different view points help create better decisions. Our mutual interests are greater than our differences. The former Board of Directors worked hard to make Sun Vail a better place. Likewise, the new Board intends to do its best to make Sun Vail better.

The biggest change that has been made is replacing Vail Management with Vistar Real Estate Inc. as the property manager. Vistar was hired on the same terms and conditions and for the same fee as Vail Management. Vistar, like Vail Management, can be replaced if the homeowners are not happy with the services provided.

In the short period of time Vistar has been property manager, the services provided have been outstanding. We hope and expect Vistar will continue to perform to the high standards it has set for itself.

The Board believes communication between the Board and the homeowners is essential. We will continue to send newsletters regularly. If you have questions or concerns, you may contact any of the Board members directly or you can speak with Dale Bugby who will pass the information on to the Board. We look forward to seeing you both at Sun Vail and at the next homeowner's meeting.

Bruce Anderson
SVCA President



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