

**SUN VAIL CONDOMINIUM ASSOCIATION
NOTICE OF ANNUAL MEETING AND PROXY**

MEETING DATE: Saturday August 23, 2008
MEETING LOCATION: Vail Public Library Community Room
 292 W. Meadow Drive, Vail, CO 81657
TIME: 2:30PM

NOTE: PLEASE ASSIGN A PROXY FOR THIS MEETING EVEN IF YOU CURRENTLY PLAN TO ATTEND SO THAT A QUORUM WILL BE ASSURED.

Please sign, date and return the proxy to the office of the Sun Vail Association managing agent on or preferably before the last business day prior the date of the Association meeting. The proxy may be returned by mail, in person or by fax. The Sun Vail Association managing agent is: Vistar Real Estate, 635 N. Frontage Road, #1, Vail, CO 81657. Fax: (970) 476-5026

PLEASE CHECK THE APPROPRIATE BOX

	I plan to attend the Sun Vail Condominium Association Meeting of Members (the "Meeting"), August 23, 2008, at 2:30PM, however I wish to assign my proxy as indicated below in the event I am unable to attend.
	I will not be able to attend the Sun Vail Condominium Association Meeting of Members (The "Meeting"), August 23, 2008, at 2:30PM. In my absence, I wish to assign my proxy as indicated below.

**PROXY FOR ANNUAL MEETING OF THE MEMBERS OF THE
SUN VAIL CONDOMINIUM ASSOCIATION, A COLORADO NON-PROFIT CORPORATION**

The undersigned is the owner(s) of a condominium unit(s) subject to the Condominium Declaration for Sun Vail Condominiums and hereby appoints the current President of the Sun Vail Condominium Association, or if not the current President, _____ to be my true and lawful attorney-in-fact and proxy, with full power of substitution and revocation, to attend and represent me at the Meeting to be held August 23, 2008, at 2:30PM, or at any adjournments or postponements thereof; and on my behalf I authorize such proxy to vote on any question, proposition, resolution, or any other matter which may properly come before the Meeting upon which I would be entitled to vote if I were present in person.

By the execution of this proxy, the undersigned hereby revokes any and all proxies heretofore delivered with respect to any foregoing Meeting of the Members of Sun Vail Condominium Association.

**THIS PROXY SHALL BE VOID, AND OF NO FORCE AND EFFECT, IF I PERSONALLY
ATTEND THE MEETING.**

The Condominium Unit(s) represented by this proxy: Unit # _____ Unit # _____

Signature Date

Signature if jointly held Date

**Please sign, date, and return this proxy on or preferably before the last business day prior to the
Date of the Association meeting by mail or Fax to Vistar Real Estate
635 N. Frontage Road, #1, Vail, CO 81657 Fax: (970) 476-5026**

**Sun Vail Condominium Association
Annual Meeting Agenda**

(notice of meeting must be mailed not less than 10 or more than 50 days in advance)

August 23, 2008

2:30PM

Vail Public Library Community Room

(across the street from the ice arena, park in the Lionshead lot or walk over)

292 W. Meadow Drive

Vail, CO 81657

970-476-6223 Vistar Real Estate, Association Manager

AGENDA

Roll Call – Verification of Proxies/Establish Quorum

(30% of membership present in person or by proxy required)

- **Robert's Rules of Order –for speed and courtesy**
- **Motion to open discussion**
- **Second to the motion is required**
- **Discussion on the motion only**
- **Vote on the motion**
- **Only reports by officers, manager, or motions and their votes will appear in the association minutes.**

1) Old Business

- i) Approval of annual meeting minutes held 8/25/2007**

2) New Business

- i) Management Co. Report – Vistar Real Estate**

- ii) Property Report**

- (a) Painting done in the fall of 2007**

- (b) Balcony railings update on plastic lumber**

- (c) Trash enclosure upgrades**

- (d) Sidewalk stair replacement at East bike path**

- (e) Pool fence pillar straightened**

- (f) Pool cover replaced**

- (g) Fire alarm panel replacement A,B,C buildings**

- (h) Landscaping upgrades**

3) Financial Report June 30, 2008 YTD

- i) Balance Sheet**

- ii) Bank Balances**

- iii) Income Statement (currently \$3,257 ahead of budget)**

- iv) Accounts Receivable**

4) Budget Presentation for 12 months starting 10/1/08

5) Questions from the Membership on Financials

- 6) **Motion to ratify the Budget for the 12 months starting 10/1/08 already approved by the Board.**
- 7) **Discussion on changing to satellite TV programming**
- 8) **Discussion on the Lazier garage purchase survey**
- 9) **Other motions from members to vote upon**
- 10) **Motion to elect two Board Members (There are five Board Members with 2 year terms expiring on alternating years) (Board Officer's positions are elected by the Board Members; with one year terms of office following the Annual Meeting.)**
Current Board Members:
Kathryn Griesinger – term expires 8/08 (member at large)
Robert Newblatt – term expires 8/08 (current vice president)
Barry Radell – term expires 8/09 (current treasurer)
Bruce Anderson – term expires 8/09 (current president)
Cheryl Miller – term expires 8/09 (current secretary)
- 11) **Motion to Adjourn**

Refreshments barbecue and informal discussions poolside at Sun Vail

Enclosures:
(Proxy Form)
(Budget for 2008-09)
(Budget Notes)

Not Enclosed: please go to www.svhomeowners.com to view
(Minutes from 8/25/07)
(Financials from June 2008 YTD)

Sun Vail Condominium Assoc.
c/o Vistar Real Estate, Inc.
635 N. Frontage Road, #3
Vail CO 81657

IN DOLLARS	YTD ACTUAL 10/01/07 TO 06/30/08	YTD BUDGET 10/01/07 TO 06/30/08	YTD VARIANCE	CURRENT BUDGET 10/01/07 09/30/08	PROPOSED BUDGET 10/01/08 09/30/09
INCOME					
INCOME					
5000 Association Dues	296950.00	297000.00	-50.00	396000.00	-420000.00
5100 Interest	3137.18	900.00	2237.18	1200.00	-1200.00
5200 Miscellaneous	4961.57	0.00	4961.57	0.00	0.00
5250 Wireless Revenue	588.24	450.00	138.24	600.00	-600.00
5300 Special Assessment	0.00	0.00	0.00	0.00	0.00
INCOME	TOTAL 305636.99	298350.00	7286.99	397800.00	-421800.00
GROSS PROFIT (LOSS)	305636.99	298350.00	7286.99	397800.00	-421800.00
EXPENSES					
EXPENSES					
4000 Accounting	425.00	1000.00	575.00	1000.00	425.00
4050 Bank Fees	115.00	90.00	-25.00	120.00	120.00
4100 Electric-Commons	9771.49	13500.00	3728.51	18000.00	18000.00
4110 Natural Gas	16502.46	20000.00	3497.54	21500.00	21500.00
4120 Cable TV & Internet	21340.57	17100.00	-4240.57	22800.00	28800.00
4150 Income Taxes	0.00	0.00	0.00	0.00	0.00
4200 Insurance	20246.99	17600.00	-2646.99	23800.00	26800.00
4250 Landscaping-Commons	16787.84	20500.00	3712.16	44500.00	44500.00
4300 Legal Fees	1445.50	1800.00	354.50	2400.00	2400.00
4350 Maintenance-Grounds	35973.10	29000.00	-6973.10	41000.00	48000.00
4400 Maintenance-Buildings	24708.16	19800.00	-4908.16	26400.00	31200.00
4410 Fire Alarm Systems	5900.68	5400.00	-500.68	7200.00	7200.00
4420 Building Janitorial	11462.39	9900.00	-1562.39	13200.00	14400.00
4430 Maintenance - Pool	14331.55	15750.00	1418.45	21000.00	21000.00
4450 Management Fees	22780.92	22848.00	67.08	30609.00	31765.00
4500 Miscellaneous	0.00	0.00	0.00	0.00	0.00
4550 Office Expense	744.34	1800.00	1055.66	2400.00	2400.00
4560 Onsite Office Concierge	4500.00	4500.00	0.00	6000.00	6000.00
4570 Pool Open/Close	3520.00	3600.00	80.00	4800.00	4800.00
4600 Snow Shoveling	22846.34	16000.00	-6846.34	16000.00	18000.00
4610 Snow Plowing	7507.00	7800.00	293.00	7800.00	8400.00
4650 Trash	5987.10	5400.00	-587.10	7200.00	8400.00
4700 Water & Sewer	27555.68	20700.00	-6855.68	27600.00	36000.00
4800 Reserve Fund Expenses	37526.90	53861.90	16335.00	53861.90	0.00

Sun Vail Condominium Assoc.
c/o Vistar Real Estate, Inc.
635 N. Frontage Road. #3
Vail CO 81657

	<i>YTD</i>	<i>YTD</i>	<i>YTD</i>	<i>CURRENT</i>	<i>PROPOSED</i>
	ACTUAL	BUDGET	<i>VARIANCE</i>	BUDGET	BUDGET
IN DOLLARS	10/01/07	10/01/07		10/01/07	10/01/08
	TO 06/30/08	TO 06/30/08		09/30/08	TO 09/30/09

EXPENSES (Continued)

EXPENSES	TOTAL	-----	-----	-----	-----	-----
		311979.01	307949.90	-4029.11	399190.90	380110.00
NET PROFIT (LOSS)		-----	-----	-----	-----	-----
		-6342.02	-9599.90	3257.88	-1390.90	-41690.00
		=====	=====	=====	=====	=====

Sun Vail Condominium Association Budget Notes 2008-2009

Association Dues The dues per condo is increasing from \$1650 per quarter to \$1750 per quarter. This increase reflects changes in the cost of living and the desire to build the capital reserve fund.

Interest Interest is earned on existing savings accounts and reserves.

Miscellaneous No budgeted income is planned for late fees that are posted to this account. Prior years have seen significant income from late fees that are not anticipated to continue.

Special Assessment No special assessment for special projects is being planned. During last year \$53,861 was spent from reserves to paint the buildings.

Accounting Budget figure includes annual tax return preparation.

Bank Fees Checking account fees or new bank deposit books.

Electric Commons Common exterior lighting, heat in utility rooms. There is no budget increase due to cost savings from energy efficient bulbs.

Natural Gas Gas heats the pool deck, restrooms, swimming pool, and hot tubs. There was a positive variance last year that will probably be consumed by utility rate increases.

Cable TV/Wireless The association pays for basic cable service to all units. Comcast raised rates in 2008 causing the negative variance of \$4200. Satellite Direct TV programming will be discussed at the annual meeting to save money.

Income Taxes None anticipated. HOAs only pays taxes on other sources of income, not dues.

Insurance The current policy is with State Farm Insurance for the structure of the buildings and hazards, and liability. Each owner should carry liability and content insurance for their own unit interiors and furnishings.

Landscaping Labor and material costs for plants and trees. We were under budget last year by \$3700.

Legal Fees No significant legal fees are projected.

Maintenance Grounds The budget reflects costs to repair sidewalks, fix exterior lighting etc. This account is for repairs and not landscaping. We were over budget on this line item last year by \$6900.

Maintenance Buildings This account is for repair to the common elements of the buildings. We were over budget last year by \$4900 due to plastic lumber costs.

Fire Alarm System All five buildings are monitored by a central station alarm. Buildings D & E also have fire sprinkler systems that need to be inspected and repaired on a regular basis by outside contractors. A new fire panel will be installed in 2008 in ABC buildings. The cost of approximately \$75,000 will come from reserve funds.

Building Janitorial This account covers expenses for cleaning the stairwell carpets, handrails and windows, restroom cleaning at the pool, sauna, and shower room.

Maintenance Pool There is a contract service with Specialized Pool Services to maintain the boiler equipment and chemicals in the spas and pool. There service is currently 3 times per week and does not include parts or supplies which are additional. The pool cover was also replaced in 2008.

Management Fees This is the monthly property management fee charged by Vistar to provide accounting and management services. A built in cost of living increase of 4% is adjusted annually in March.

Miscellaneous Nothing budgeted.

Office Expense This budget amount will cover postage costs, printing and stationary supplies for the Association.

Onsite Office Concierge There is a \$500 per month payment to the rental office for use of their lobby for package delivery, information and concierge services to all owners including rental and non-rental owners. SVCA does not pay directly for any salaries, rent, phones, uniforms, wage benefits, utilities or office equipment traditionally anticipated by most associations.

Pool Open/Close VRR is contracted to unlock the pool and spas and close them seven days a week. No fee is charged to open the pool on the weekdays.

Snow Shoveling Fees for hand shoveling vary due to weather. We have had both positive and negative variances during the past two seasons. In 2008 we were over budget by \$6800 due to extreme weather conditions. A smaller amount of \$2000 is being added to the budget in hopes conditions will not be as severe.

Snow Plowing Fees for a plowing contractor are normally a flat monthly rate regardless of snow conditions. Loader work to move excess snow is billed hourly depending upon need. Rates are anticipated to increase slightly due to gasoline costs.

Trash The trash dumpsters are located at both entries to the parking lot. Service is currently scheduled for three times per week. Additional pick ups are sometimes needed.

Water & sewer Each building has a water meter. The pool house also has a meter for the equipment and some of the lawn sprinkler system. We were over budget \$6800 on water costs due to rate increases.

Reserve Fund The cost to paint the buildings was not in the budget mailed out last year to the members. Painting was added to the budget of \$53,861. \$16,335 was paid early from the 2006-07 operating year. The \$37526 line expense reflects the balance due and paid in the 2007-08 fiscal year. The positive variance of \$16,335 is somewhat misleading on the expense side of the YTD financials.

Net Profit (Loss) A budgeted gain of \$52,271 was anticipated in the last fiscal year 2007-08. The decision to paint the building in the Fall changed this number to a loss of \$1390 for the year. A \$41,690 gain is projected for 2008-09 fiscal year. This amount will be added to the Reserve Fund.

Fiscal Year The fiscal year of the Association was changed in 2006 to now end on 9/30 of each year.

Reserve Fund Balance The Reserve Fund currently has a balance of \$80,000 as of the end of June 2008. \$53,861 was spent from reserves for painting the building during the last year. The cost to replace the fire alarm panel in A,B,C buildings is anticipated to be \$75,000 that will be spent during the fall of 2008.