

Sun Vail Condominium Association
Minutes of the Board Meeting
1/19/2007

Notice of meeting was sent to the Board via email on 1/10/2007.

Roll Call: Board Members present in person or by telephone:

Dr. Hal Magoun
Bruce Anderson
Barry Radell
Bob Newblatt
Cheryl Miller

Board Members unable to attend
None

Proxies present
None

A quorum was established with 5 of 5 board members present at 3:06 PM.

Old Business

Minutes of the prior Board meeting held on 11/3/2006 were approved with a change to attendance section.

New Business

The financial report of the first quarter was reviewed. Late letters for payment of dues need to be sent to Manfred Will (24C) and David Craigo (31D). The income and expenses are on track with a positive variance in spending thus far of \$15,416. Electricity and gas are down from last year. Snow plowing and shoveling costs are also down.

Unit 12A patio received free firewood from the unit upstairs. The firewood should work as a temporary retaining wall until spring when a cinder block wall can be added.

The health of some trees needed to be inspected by an arborist. Davey Tree Company from Denver gave us a bid to feed and spray the spruce trees for gall and for pine needle scale. A summer maintenance program will be started this year to ward off disease.

Negotiations with Bob Lazier on the purchase of his garages have ended. The Association had an appraisal done that indicated a value of \$760,000. Lazier had an appraisal that indicated a value of \$1,200,000. The Association is now pursuing construction of a new office in the parking lot. Lazier's parcel of land is considered desirable to the Association in the long term but no price or terms could be agreed upon.

The fire alarm panels had not been inspected for more than seven years by prior management. Repairs to the panel in A building need to be completed. The wet sprinkler portion of the system was inspected and tagged last summer in D and E building. Fire code changes will require those sprinkler heads to be modified. Repair costs should be absorbed within the normal building maintenance budget.

Updates to the House Rules and Bylaws needs to be completed. New legal counsel will be sought to review the documents.

Painting bids will solicit before summer. Railing cap bids will also be investigated further.

The next meeting of the Board is set for Friday April 20th, 2007 at 3:00 PM MT.

There was no other business to conduct so the meeting was adjourned at 4:10 PM.

The minutes of this meeting were hereby approved by the Board on this date:

Secretary

Date

4-15-08