

Sun Vail Condominium Association
Board Meeting
By Teleconference
9/8/04

Present: Ron Johnson
Rich Levin'
Mike Schneider
Dick Sikorski
Dennis Koller
Brian Wilson
Myra Lansky

Steve MacDonald, Marybeth Walker - Vail Management Company

- Election of Officers

Ron Johnson – President
Rich Levin – Vice President
Dick Sikorski – Secretary/Treasurer
Mike Schneider – Communications
Dennis Koller – On site Representative

- Revitalization Status – The Board and Vail Management Company will agree that the punch list has been completed before Wind River receives final payment. Mike Schneider, Dennis Koller and Steve MacDonald will do a walk through the property on Friday, September 10th to write up a punch list of items that need to be completed. Vail Management Company will type up this list and leave for Rich Levin to go through when he is on site on Sunday, September 12th. The determination must be made that the punch list items are within the original contract scope or are outside the contract. The Board requested that Albert Trujillo from Vail Management Company accompany them on the walk-through on September 10th.
- Development of Committees – There will be a Board member assigned to each HOA committee to help coordination and communication with the Board of Directors:

Long Range Planning – Rich Levin
Association Management Issues – Mike Schneider, Dennis Koller
Financial Oversight – Dick Sikorski

- Communications –

Dick Sikorski will draft a letter to the homeowners to give them an update on the completion of the punch list for the revitalization project. Incorporated in this letter will be a notification to homeowners that they are free to make their own choice of rental agents if they short-term their units. The letter will also include information on the committees being formed to assist the Board with owners' concerns. This letter will make a special request for all owners to provide Vail Management Company with their email addresses to facilitate communication between the Board and homeowners. The draft will be sent to the Board for comment.

Myra Lansky will draft a letter to the homeowners to let them know exactly how to comply with the Association documents when calling a special meeting. The draft will be sent to the Board for comment.

The draft minutes of the annual meeting will be sent to homeowners after they have been approved by the Board. The minutes will also request that homeowners provide Vail Management Company with their email addresses.

- Response to Dale Bugby regarding Lawsuit – Myra Lansky will clarify with Laura Tighe that a State Farm policy defended Dale in the counterclaim he had with Kit Williams and that the Association's State Farm Policy defended Kit in that same lawsuit. She will confer with the Board and prepare a response to Dale.
- In reviewing the letter to the Board from Dale Bugby regarding proxies, it was determined that no action is required and that the Board acted properly.
- Vandalism with Light Fixtures – There have been a number of acts of vandalism lately at the complex, particularly with the lights along the walkways. Vail Management Company will keep a full complement of replacement parts for the light fixtures at all times so that they can continue to be repaired until they are replaced sometime next year. Mike Schneider's Association Management/Rental committee will address this with short term managers to ask them to notify their guests to respect the Association's property.
- Meeting adjourned.