

**Sun Vail Condominium Association
Board Meeting by teleconference
12/6/04**

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

Steve MacDonald, Marybeth Walker, Paul Huntoon - Vail Management
Company

- Discussion of Procedures for Special Meeting – There will be time for discussion about why the Board should be removed and for rebuttal from the current Board.
- 12C Patio – The Volker’s patio at unit 12C has settled by 5-8” because of soil compaction. They would like to re-surface the patio with rock but it needs to be leveled first.

Myra recommended that the Association enter into an agreement which would then be recorded that when owners improve limited common elements, they are responsible for the repair and maintenance. The Board requested that Myra draw up such an agreement for use by the Association (See Attached).

The Board unanimously approved the addition of the rock to the patio by the Volkens, with the understanding that the ongoing maintenance is theirs and contingent upon them signing the agreement with the Association. Mike Schneider moved that the association accept the responsibility to level the patio. Dennis Koller seconded. All were in favor.

Marybeth Walker of Vail Management Company will send the agreement to the Volkens when Myra has completed writing it.

- Parking Passes – There was a discussion about the fact that only the Board can approve giving out permanent parking passes.
- Meeting adjourned.