

Sun Vail Condominium Association  
Board Meeting  
December 10, 2004

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

Steve MacDonald, Marybeth Walker - Vail Management Company

- Ron thanked Vail Management Company for their very hard work at a very low cost during the revitalization project. Vail Management Company thanked all of the Board for their efforts as well.

There were a number of strikes against the project as it progressed including having to do a second assessment when larger problems emerged, daily construction inconvenience and dirt.

The Board has conducted itself professionally and with high principle. It has followed the Association documents with the advice of legal counsel.

- Vail Management Company's contract contains a 60 day cancellation clause. Ron Johnson will propose to the new Board, if elected, that they extend VMC's contract until the end of the ski season to make a smooth transition to a new management company.
- The Board will not resign voluntarily at the Special Meeting.
- Meeting adjourned.