

**Sun Vail Condominium Association
Special Meeting
December 11, 2004**

Present: 12A – Levitan
 14A – Williams and Dunning
 12B – McNutt
 21B – Steele
 11C – Levin
 13C – Bugby
 14C – Schneider
 21C – Sikorski
 31C – Sikorski
 33C – Magoun
 24D – Johnson
 32D – Yue
 33D – Yue
 34D – Koller
 13E – Miller

Proxy: 26 Proxies to Dale Bugby
 10 Proxies to Ron Johnson
 3 Proxies to Hal Magoun

- Proper Proof of Notice was given for the meeting. Roll call was taken and the proxies were certified.
- The minutes of the 2004 annual were set aside for review at the next annual homeowners' meeting.
- Motion #1 to remove all of the current Board members: Dale Bugby made the motion to remove the existing Board and to appoint Hal Magoun to chair the meeting until a new Board is elected. Kit Williams moved to amended the motion to not have Hal chair the meeting. The vote on the amendment to not have Hal chair the meeting was 18 in favor and 36 opposed. Thus the original motion remained intact.

There was discussion on the removal of the Board and the election of a new Board.

The motion to remove the Board made by Dale Bugby was seconded by Hal Magoun. The vote was 36 in favor and 18 opposed.

- Motion #2 to Amend the Bylaws: Dale Bugby moved that the last sentence of Article 4 Section 6 of the Bylaws regarding managing agent shall not be a condominium unit owner be deleted. Cheryl Miller seconded the motion. 36 voted in favor and 18 were opposed.
- The remainder of the meeting was chaired by Hal Magoun. Hal opened the floor to nominations for a new Board of Directors. The following homeowners were nominated:

Barry Radell
Bruce Anderson
George Pattee
Bob Newblatt
Hal Magoun
Dennis Koller
Dick Sikorski
Mike Schneider

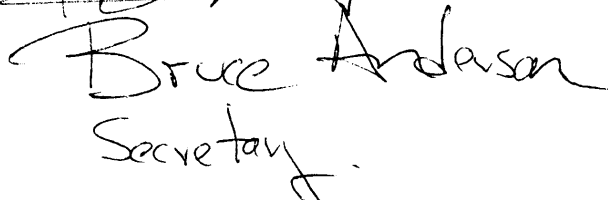
Dale Bugby moved to close the nominations. Karen Sikorski seconded. All were in favor.

Dale Bugby moved that the 2 top vote-getting directors serve for the remainder of the two year terms and that the next three serve the remainder of the shorter one year terms expiring in August. Cheryl Miller seconded. All were in favor.

The newly elected Board is:

Bob Newblatt – 34 votes
Hal Magoun – 34 votes
Barry Radell – 32 votes
George Pattee – 32 votes
Bruce Anderson – 27 votes

- Meeting adjourned.


Bruce Anderson
Secretary

8/20/05