

Sun Vail Condominium Association
Minutes of the Board Meeting
12/9/2005

The notice of meeting and agenda were sent by email to the Board members by Vistar Real Estate for the regular winter Board meeting. The meeting was called to order by the President at 4:05 PM.

Roll Call: Board Members present

 Dr. Hal Magoun
 Barry Radell
 Robert Newblatt by telephone
 Bruce Anderson by telephone
 Cheryl Miller

 Proxies present
 n/a

A quorum was established with 5 of 5 board members present at the offices of Vistar Real Estate.

Old Business

The minutes of prior Board meetings held on 7/15/05; 8/26/05; and 8/27/05 were approved and signed by the Secretary.

New Business

Bob Lazier made a presentation on the sale of his garages to the Association. The Association will consider his offer and consider other options.

Financial statements were reviewed. The new fiscal year starts on 10/1. The interim tax returns were prepared by Vail Tax and Accounting for the change in the fiscal year. Discussion was held on the current financial status and the desire to review the financial statements at least quarterly.

Discussion was held on snow removal. The current plow contractor Rob Graef is storing his front loader on the property. No compensation for storage was received in the past few years. The Board agreed to pursue a trade out of 3 hours loader time per month valued at \$450 per month for parking. The hand shoveling is being done by Vail Resort Rentals staff which has allowed better attention to the walkways so far this winter. Snowfall this winter has been far beyond normal.

It was agreed to reimburse the Levin Law firm for legal fees in the amount of \$750.00

Due to Senate Bill 100 requirements we will pursue developing a website to post notices and Association documents.

A request from Mike Schneider in unit 14C to have his patio cleaning costs reimbursed was discussed. Bruce Anderson will respond to Schneider that the upstairs owner should be contacted rather than the Association.

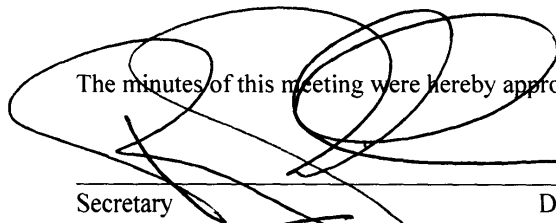

The House Rules are in need of updating and changes. Dale Bugby will submit a draft to the Board so everyone can be involved.

There was no other business to conduct so the meeting was adjourned at 5:35 PM.

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

Secretary

Date



T. S. Wade

2/22/00