

Sun Vail Condominium Association
Minutes of the Board Meeting
2/17/2006

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

Roll Call: Board Members present

Bruce Anderson by telephone
Dr. Hal Magoun
Robert Newblatt by telephone

Unable to attend

Cheryl Miller
Barry Radell

Proxies present
n/a

A quorum was established with 3 of 5 board members present at the offices of Vistar Real Estate.

Old Business

The minutes of prior Board meetings held on 12/9/05 were approved. Barry Radell will sign on behalf the secretary when he returns to Vail.

New Business

Sun Vail 14A received water damage from unit 24A frozen pipes. The Association stopped the leak and removed wet drywall and insulation. The insurance carrier from 24A appears willing to cover the cost of repairs. SV14A, Kit Williams, has asked the Association not to do any further work in his unit. The Association will repair the exterior common elements and let Mr. Williams do his own repairs and either bill his insurance or unit SV24A's insurance.

In order to comply with State Senate Bill 100 from last year the Association is developing their own website. This website will contain documents and records required by SB100. The web address will be www.svhomeowners.com The site should be fully active during March.

Comcast has given the Association a 6.67% rate increase on the bulk cable account. We are also looking in to high speed internet solutions. Go Networks did a site survey and could not find an economical solution.

Graef snow plowing has stopped parking the front loader on the property. Graef moved the loader to City Market, so they would not have to pay Sun Vail a \$200 per month parking fee. The Association did receive preferential loader work, but several homeowners had complained about the loader being parked here.

The Board decided to obtain an appraisal on the garages owned by Bob Lazier. Valuation Consultants is currently working on an appraisal for Lazier Commercial Properties. We will wait for the results of that report.

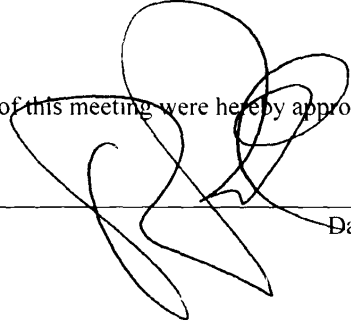
Financial statements were reviewed. The first quarter results showed no ability to cut costs. Extreme winter snow conditions and cold weather are raising costs for snow shoveling, snow plowing, and utility costs. The Board will review financials monthly to monitor expenditures.

There was no other business to conduct so the meeting was adjourned at 5:10 PM.

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

Secretary

Date

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is highly cursive and loops around itself.

2/17/00.