

**Sun Vail Condominium Association**  
**Minutes of the Board Meeting**  
**4/20/2007**

Notice of meeting was arranged by the Board at their 1/19/07 meeting.

Roll Call: Board Members present in person or by telephone:

Dr. Hal Magoun  
Bruce Anderson  
Barry Radell  
Bob Newblatt  
Cheryl Miller

Board Members unable to attend  
None

Proxies present  
None

A quorum was established with 5 of 5 board members present at 4:06 PM.

**Old Business**

Minutes of the prior meeting held on 1/19/07 were approved.

**New Business**

The financial report of the second quarter was reviewed. The Association is well ahead of projected costs for the year. Less than normal snowfall and mild weather has reduced costs for plowing, shoveling and utilities. The Association has a positive YTD variance of \$27,000.

New legal counsel has been selected. The law firm of Garfield Hecht was chosen. They are located in Avon with offices in Aspen and Glenwood Springs. Natascha Soypol joined the Board meeting by phone.

Lazier's garages have gone up in price again. Earlier this year he wanted \$1.2 million which was equal to an appraisal he had. He now wants \$1.5 million. He is contemplating subdividing the garages. Legal counsel is reviewing his access easements and subdivision rights. Lazier has signed a new five year lease with Vail Resort Rentals on their office portion of the garages.

Garfield Hecht has reviewed and updated the House Rules. The Board will vote to adopt those changes at their next meeting. Changes to the Bylaws and Declaration that need to be updated will be worked on this spring.

The fire alarm panel has not been repaired due to frozen ground between buildings. An authorized electrician will need to pull the wiring due to fire codes.

Cinder block knee walls will be placed on the patios that have dangerous elevation drops.

Michael Schneider in unit 14C has once again allowed his visitors to use the pool area without being accompanied. The Board will send a final warning letter before assessing fines. Any owner violating the pool access rules will be fined \$100 per occurrence.

Tree care is scheduled with Davey Tree Care for this summer for fertilization and pest control.

Exterior painting bids are starting to be received. If adequate funds are available this year the Association may chose to proceed with repainting the exterior this year.

The Board considered repairing the balcony railings with either copper flashings or wood composite boards. The cost to replace all the railing boards will be around \$23,000 with either material. The Board approved the composite lumber as the preferred product. The Town of Vail will also have to approve that upgrade.

Trash enclosures need to re-built to meet the TOV bear ordinance.

Bruce Anderson will write a letter to Bob Lazier regarding parking and maintenance of his garages.

Discussion on the size of the hot tubs needs to considered with the membership at the annual meeting.

There was no other business to conduct so the meeting was adjourned at 4:45 PM.

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

  
Secretary \_\_\_\_\_ Date \_\_\_\_\_