

Sun Vail Condominium Association
Minutes of the Board Meeting
8/2/2007

Notice of meeting was sent to the members by email and phone.

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

Bruce Anderson
Barry Radell
Bob Newblatt
Cheryl Miller

Board Members unable to attend
Dr. Hal Magoun

Proxies present
None

A quorum was established with 4 of 5 board members present at 4:03 PM.

Old Business

Minutes of the prior meeting held on 4/20/2007 were approved.

New Business

The owners of unit 31B had requested the Association put windows up on the fronts of the exterior stairwells. The Board considered the concept which did not have adequate support to proceed.

New lawn areas have been added on the sides of 11A, 11B, 11C and the west side and north side of E building. To save money the areas were seeded rather than sodded.

The TOV bear ordinance has necessitated new doors be added to the trash enclosures. TRD Architects designed new enclosures with a pitched roof and overhead doors. The enclosures sit on a utility easement and were therefore denied by Holy Cross Energy. Some type of new bear proof door will still need to be added.

Changes to the House Rules were drafted by Garfield Hecht. They will be approved at the next Board meeting.

Fire alarm wiring between buildings is being replaced.

The patio on unit 12A received a cinder block wall to prevent falling off the edge. Units 12B and 12C need similar installations.

The Schneiders in unit 14C had someone drop off a hand written note to the front desk giving themselves approval to use the property. The condo owner needs to contact the front desk, not their guests.

Unit 12C has a cracked patio from the 2003 construction. SVCA will pay for replacement of the concrete and the unit owner will pay for an upgrade to patterned cement. Any exterior modifications by unit owners need to be approved in advance and maintained in the future by the unit owner. This modification is granted.

Exterior painting. The Board approved the re-painting of the building exteriors in the fall of 2007. Adequate funds are now available in the Reserve Fund to pay the cost. Lazier needs to be contacted regarding the painting of his garages. The painting should be completed in September 2007 at a cost of \$55,000. Colors and paint products will be matched by Sherwin Williams to the 2001 specifications.

Financials for the 3rd quarter were reviewed. The Association is well ahead of budget again this year. At the end of the 3rd quarter the Association is \$28,186 ahead of projections. This money is in addition to the planned addition to Reserves of \$51,248 by year end on 9/30/07. The budget for 2007-08 was approved with minor modifications. No dues increase is planned.

The next meeting of the Board will be held on 8/24/07.

There was no other business to conduct so the meeting was adjourned at 5:20 PM.

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

	
<hr/> Secretary	<hr/> Date