

Vail Townhouses Condominium Association

Notice of Annual Meeting

November 14, 2005

9:00 am

Law Offices of Orten & Hindman

11901 W. 48th Avenue

Wheat Ridge, CO 80033

(303)-432-9999

Members who wish to participate by phone will need to call the dial-in number: **1.888.346.3950**

Or international: 1.404.260.5380

Then punch in the entry code: **374165# - (be sure to punch in the # key at the end of the code)**

AGENDA

- Roll Call – Verification of Proxies/Establish Quorum
(51% of aggregate voting percentages of membership present in person or by proxy)
1. Robert's Rules of Order –for speed and courtesy
 - a. Motion to open discussion.
 - b. Second to the motion is required
 - c. Discussion on the motion
 - d. Vote on the motion
 - e. Only reports by officers, manager, or motions and their votes will appear in the association minutes.
 2. Management Company Report – Vistar Real Estate
 - a. Paving & bollards update

- b. Drainage improvements
 - c. Electrical house panel relocation
 - d. Heat tape wiring relocation
 - e. Sprinkler irrigation installation
 - South side planter boxes zones installed
 - North riverside and lot 1 planters to be installed spring of 2006
 - f. Streetscape update (heated walks & utilities)
 - g. Privacy fence designs for buildings 2 & 3
 - h. Financial report
 - i. bank balances
 - ii. balance sheet
 - iii. income statement
 - iv. proposed 2006 budget
3. Old Business
- a. Approval of annual meeting minutes from meeting 11/8/2004
 - b. All Governing Documents have been approved and recorded including the new map.
4. New Business
- a. Approval of budget for 2006
 - b. New owners of unit 3B (David & Deborah Boillot) New owners of unit 2A (Alfonso Angoitia & Emilio Azcarraga Families)
 - c. Other issues from members
 - d. Election of Board Members (1 person each year for 3 year terms)
Current Officers:
Margot Pritzker – term expires 2005
Debbie Welles – term expires 2006
Richard Parker – term expires 2007

- e. Adjourn
- 5. Refreshments and informal discussions

Enclosures:

(Proxy form)

(Map to Orten's office)