

Vail Townhouses Condominium Association
Minutes of the Board Meeting
5/12/04

The notice of meeting and agenda was sent by email to the Board members by Vistar Real Estate on April 14, 2004

Roll Call: Board Members present
Dr. Richard Parker in person
Debbie Welles in person
Margot Pritzker by telephone

Proxies present
n/a

A quorum was established with all 3 board members present. The meeting was called to order at 9:35AM

Old Business

No prior Board minutes were in need of approval.

New Business

Motion was made by Dr. Parker to adjust the square footages on the surveyor's map to not include the shelf storage area in unit 2A located above the master closet / master bath area; and to continue to include the downstairs storage room / future expansion room in unit 2A in the square footage pro-rations. Seconded by Pritzker. Motion passed.

Motion was made by Dr. Parker to ensure that easement for utility access, maintenance, and repair in other condo units are specifically added to the new draft of the Declaration and map currently being revised. Motion passed.

Motion was made by Dr. Parker to modify the draft of the Declaration so that any request for an approval sent by the Board to a homeowner will be deemed approved if there is no response from that homeowner within 45 days. Seconded by Welles. Motion passed.

Motion was made by Dr. Parker to retain the 75% requirement to modify the Declaration that was previously in that document in the new draft. Seconded by Pritzker. Motion passed.

Discussion was held that article 7.16 of the Declaration be protected with language to prevent modification of the design review guidelines documents. 100% approval will still be needed to change the design review guidelines. Jerry Orten will add language to the draft of the Declaration to clarify this issue.

Motion was made by Dr. Parker that all references to %s for approvals in the draft Declaration be consistent at 75% unless a higher percentage is specifically required. (For example article 2.6e) Seconded by Pritzker. Motion passed.

Motion was made to clarify the Declaration draft article 4.3.b by Dr. Parker with language from legal counsel. Seconded by Welles. Motion passed.

Discussion was held on the process for approvals from the membership on the new documents. The ballot shall contain line items to vote on approval of the Declaration, Bylaws, and map. The Board will have three weeks to review the changes prior to final submittal to the membership. Legal counsel will provide a summary of changes to the documents. Further Board changes to the Bylaw draft will be done by email prior to the membership mailing. New documents shall be sent to the membership with 45 days to vote.

Motion was made by Dr. Parker that a 75% majority aggregate of all homeowners be used in the Bylaw draft, to modify the future Bylaws rather than the old 70%. Seconded by Pritzker. Motion passed.

Discussion was held on the back patio of unit 2A along the river. It was noted that the patio was installed without approval. The expansion of unit 2A used up their equivalent of the back patio most other owners are given right to as a limited common element. Therefore the back patio of unit 2A shall be changed from a LCE to a general common element on the new map.

Motion was made by Dr. Parker that article 5.1.b in the Declaration draft properly addressed the ongoing maintenance issues imposed on unit 2A for the general common elements outside their unit and that legal counsel needs to add the words "constructed in 2003." Seconded by Pritzker. Motion passed.

Motion was made by Dr. Parker to deny the request from unit 2A to remove the blue spruce trees at this time in the new planter boxes on the south side of unit 2A and 2D. Furthermore the property manager should provide other alternatives to the removal of the trees that were reportedly causing root problems in the sewer line. Seconded by Pritzker. Motion passed.

Discussion was held on the window well that was added by 2A to the east side of their downstairs storage area / future expansion area. This window well was added without VTCA approval or Town of Vail approval. No further action was taken.

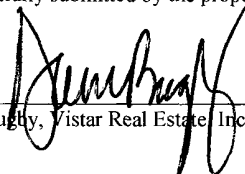
Discussion was held on privacy fence designs. The property manager will continue to work with an architect to present ideas at the future general membership meeting.

Discussion was held on the right of first refusal for the sale of unit 4B. A letter will be sent by the property manager to the seller notifying them that the VTCA has acknowledged their delivery of the notices to the membership.


Motion was made by Dr. Parker to ratify the election of officers of the Board done by email earlier in the year. Seconded by Welles. Motion passed. (Debbie Welles is the Board president for 2003-04)

Motion was passed to adjourn at 11:30AM.

Respectfully submitted by the property manager for review.


Dale Bugby, Vistar Real Estate, Inc. 10/25/04
Date

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


Secretary 3-11-05
Date