

Vail Townhouses Condominium Association
Minutes of the Board Meeting
1/13/2005

The notice of meeting and agenda were sent by email to the Board members by Vistar Real Estate on 1/10/2005 for a teleconference call.

Roll Call: Board Members present

Dr. Richard Parker
Debbie Welles
Margot Pritzker

Proxies present
n/a

A quorum was established with 3 of 3 board members present at 2:00 PM.

Old Business

Minutes of the prior Board meeting held on 10/22/04 were emailed for a vote and approval. No consensus was obtained. We need to vote again at the next meeting. A Board member should sign the original copies at the annual meeting.

New Business

Discussion was held on obtaining the completion notification from Pan Eagle. Dale Bugby will send the language in the indemnification agreement to Pan Eagle to assist them in drafting the document.

Discussion was held on the roof heat tapes. Unit 2 needs to be inspected by the roofing engineer to see if the heat tapes they installed are adequate. The new common meter heat tapes were installed in a stand alone panel and routed around the perimeter of the property to avoid using unit 2As meter location.

Parking chains will be lengthened to make it easier to step over.

Phone cables need to be buried by Qwest along the river bank.

A civil engineer may be needed to design drainage and utilities along the parking spaces.

The DEC's and Bylaws and revised map are done. Approval is still needed from several owners. A second mailing is needed to track down the final approvals.

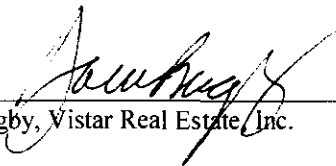
Unit 2B owner, Tim Parks, had asked if Pan Eagle or the Association would be willing to install a hand railing at the steps leading back to units 2A and 2B. Greg Bartok was contacted so that the work could be done by Pan Eagle to avoid causing problems to the heat system. The heat system in the walk to 2A is also not fully heating the stair risers.

Discussion was held on approval to units 5A, 5B, 6A, 6B remodel and expansions. The Board tabled their vote until approvals are received from the other members.

The Board went in to executive session to evaluate the performance of our manager, Dale Bugby. The Board unanimously decided to give Dale a \$1,000 bonus for his diligence in helping our Association bring our records and governing documents up to date.

There was no other business to conduct so the meeting was adjourned at 3:30PM.

Respectfully submitted by the property manager for review.

 3/2/05
Dale Bugby, Vistar Real Estate, Inc. Date

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

Debbie Welles 3-11-05
Secretary Date