

Vail Townhouses Condominium Association
Minutes of the Board Meeting
3/4/2005

The meeting was called to order by the Board members on 3/4/2005 following an informal meeting with Pan Eagle, represented by Doe Browning and Greg Bartok. The meeting was held in Unit 2D.

Roll Call: Board Members present

Dr. Richard Parker	in person
Debbie Welles	by telephone
Margot Pritzker	in person

Proxies present
n/a

Jerry Orten	HOA legal counsel
Dale Bugby	Vistar Real Estate

A quorum was established with 3 of 3 board members present at 4:30 PM.

Old Business

Minutes of the prior Board meetings held on 10/22/2004; 1/13/2005; 2/1/2005; 2/8/2005 were voted on and approved. In the future the Board and the Manager will be more diligent in approving and distributing minutes in a timely manner.



New Business

The Board discussed the desire to create a mail in or proxy ballot for a special meeting to address some concerns raised by Pan Eagle. The ballot/proxy will be drafted by Dale Bugby and Jerry Orten. The Board will approve the ballot language and present it to the membership as quickly as possible.

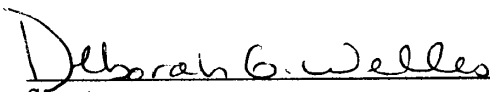
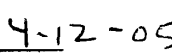
The Board voted in favor of the remodel plans for units 5A, 5B, 6A, and 6B. Snowden Hopkins architects have submitted plans for all four units and hopes to start construction this spring. An indemnification letter is still needed from each unit Owner to complete the submittal package.

There was no other business to conduct so the meeting was adjourned at 5:10 PM.

Respectfully submitted by the property manager for review.

	
Dale Bugby, Vistar Real Estate, Inc.	Date

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

	
Secretary	Date