

Vail Townhouses Condominium Association
Minutes of the Board Meeting
7/21/05

The meeting was called to order by an email meeting. Notice of the meeting was sent by email to the Board on 7/19/05.

Roll Call: Board Members present
Debbie Welles by telephone
Margot Pritzker by telephone
Dick Parker by telephone

Proxies present
n/a

Other people present
Chris Parks unit 6A
Ginny Welles unit 6B

Absent
Dale Bugby Vistar Real Estate

A quorum was established with 3 of 3 board members present at 7:15PM.

Old Business

Minutes of the prior meeting were not on the agenda and previously approved by email vote.


New Business

The Board voted to approve the Pritzker (buildings 4 and 5), and Parks and Welles (building 6) stone wall and privacy fencing front elevation labeled 1A (w/handwritten date July 21, 2005), and an entry plan view drawing (w/handwritten date July 21, 2005) with the condition that there may be a need for plantings to extend above wall level from inside the courtyard on Lot 6, in the event that the landscaping to be done on Lot 7 is not sufficient enough to break up the vertical mass of the building on Lot 6. Chris Parks indicated that he would be willing to work with the Board to come up with an acceptable solution.

Architectural drawings are attached to these minutes.

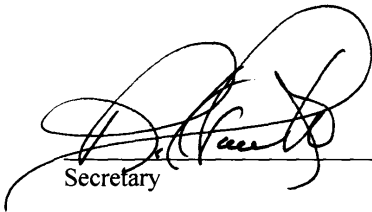
There was no other business to conduct so the meeting was adjourned at 7:30 PM

Respectfully submitted by the property manager for review.



Dale Bugby, Vistar Real Estate, Inc. 7/25/05
Date

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

A handwritten signature in black ink, appearing to be "D. Smith", written over a horizontal line.

Secretary

11/14/05

Date