

Vail Townhouses Condominium Association
Minutes of the Board Meeting
10/7/2005

Notice of the meeting was sent by email to the Board on 10/2/05.

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

A quorum was established with 3 of 3 board members present at 1:05PM.

Old Business

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

New Business

Discussion was held on the water damage to units 4,5,6 during their remodels. The homeowners are working directly with Schaeffer Construction to repair damage. The Association is not making an insurance claim against their policy.

Discussion was held on paving the parking areas and replacing bollards. Due to the parking area being filled with construction materials, and the TOV not installing the drain pan along Gore Creek, we will probably patch the parking lot this fall and re-pave in the spring.

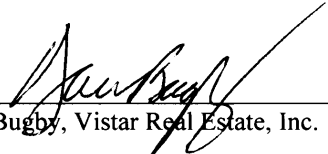
Discussion was held on the changes to the patio walls on unit 6. Motion was made to approve the changes as submitted to the Board, subject to TOV approval if required, and the installation of a planter in the SE corner of unit 6A patio with visible foliage to the street. Motion passed. *on 10/7/05 DOW (RCP) 9/4/05*

Discussion was held on the 2006 budget and 2004 YTD costs. The manager's proposed budget was approved by the Board to be ratified by the membership at the Annual Meeting.

The Annual Meeting is scheduled for November 14th, 2005 at 9:00AM in the law offices of Orten Hindman in Lakewood, Colorado. The proposed budget will be sent with the meeting notice, including the recorded map, Declaration and Bylaws.

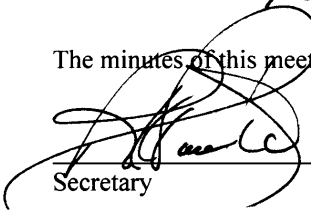
There was no other business to conduct so the meeting was adjourned at 2:10 PM

Respectfully submitted by the property manager for review.



Dale Bugby, Vistar Real Estate, Inc. 10/14/05
Date

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



Secretary 10/14/05
Date