

**Vail Townhouses Condominium Association
Minutes of the Board Meeting
4/6/05**

The meeting was called to order by an email meeting. Notice of the meeting was sent by email to the Board on 4/5/05.

Roll Call: Board Members present

Debbie Welles	by telephone
Margot Pritzker	by email response

Proxies present
n/a

Jerry Orten	HOA legal counsel
Dale Bugby	Vistar Real Estate

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

Old Business


Minutes of the prior meeting were not on the agenda to be approved due to this being an email forum.

New Business

The Board approved the proposed landscape changes to Lot 1 requested by Pan Eagle and the purchaser of unit 2A. The proposal from Green Valley Landscaping included the addition of a rock wall and large spruce trees to block the view of the Gorsuch dumpster. Approval was granted by the Board with the contingency that the contractor obtain a permit, and that the relocation of the two trees be directed by the property manager.

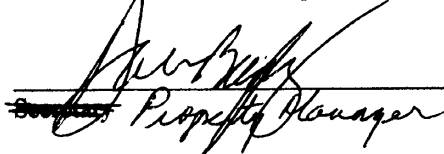
There was no other business to conduct so the meeting was adjourned at 2:45 PM

Respectfully submitted by the property manager for review.



Deborah G. Welles, Vistar Real Estate, Inc. Date
President VTC 4-8-05

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



Dale Bugby, Property Manager Date
4/7/05