

**Vail Townhouses Condominium Association
Minutes of the Board Meeting
4/7/06**

Notice of the meeting was sent by email to the Board on 4/3/06

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

Proxies present
n/a

Other people present
Dale Bugby Property Manager

A quorum was established with 3 of 3 board members present at 12:38PM

Old Business

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

New Business

Discussion was held regarding the gas meters in front of unit 4. The meters were larger than expected by the architect. Excel Energy would not provide the smaller meters used in the past. Those meters serve units in building 3 & 4. Due to possible expansion in the future by unit 3 the meters were mounted in front of unit 4 rather than on the side of unit 4.

The house electric panel in lot 1 needs to be finished with a cabinet. This panel serves the common roof heat tapes and the irrigation time clock that will be installed in the summer of 2006.

A motion was made to approve the Senate Bill 100 condominium compliance documents drafted by our counsel, Jerry Orten. SB100 Compliance was adopted and becomes part of the governing documents of the Association.

There have been several changes in Mill Creek's management and VTCA was asked last year to stop using Mill Creek's dumpster. We will approach their new manager to pay them for use of that dumpster which has been shared for years.

Concerns over the drainage in lot 6 is being worked on by our civil engineer LKP Engineering. They are updating their drainage plan to coincide with the new as built elevations. Gore Range Surveying provided the elevations and LKP is working with the Town of Vail to mitigate street drainage in to lot 6.

Completion of the parking lot paving and new bollards needs to be completed in 2006. This is being coordinated with the Town of Vail streetscape project. We will share the same paving company, B&B Excavating to insure a seamless lot with the new drain pan being installed by the Town. Costs to complete this project are beyond our projections from last year. A special assessment may be needed due to cost over runs for common electrical work and the need to pave the lot twice, once in the Fall of 2005 and once

