

SKI TIP HOMEOWNERS ASSOCIATION
EXECUTIVE BOARD MEETING
DECEMBER 22,2005

DRAFT

I. Call the Meeting to Order

Notice of a meeting of the Executive Board of Managers having been given and all members of the board having consented to the meeting and notice, the meeting was called to order by President Ed Wood at 8:13 a.m. MST. The meeting was conducted as a telephone conference call and all board members were present on the call

II. Old Business

A) Minutes – The Minutes of the November 7 telephone conference call meeting were submitted to the meeting electronically. On motion of Bob Terry and second by Dan Prosser the minutes were approved and adopted as submitted.

B) Rules and Regulations – A final proposed draft of Rules and Regulations to be adopted by the Board having been circulated by President Wood with the agenda and notice of meeting, discussion was held. Upon motion by Dan Prosser and second by Joanna Glaser the Rules and Regulations were adopted by unanimous vote and authorized for publication on the Associations **website**.

C) Bylaws – Secretary **Pell** had circulated to the Board in advance of the meeting a **redlined** proposed set of amendments to the Bylaws of the Association. It was noted that the bylaws had not been reviewed or updated in quite some time and as a part of the other matters being undertaken by the Board it was time to adopt amended and restated bylaws. Discussion ensued about the proposed amendments and upon motion by Bob Terry and second by Dan Prosser the proposed amended and restated bylaws were adopted as submitted.

D) Transition Matters – The transition to Wildercrest was discussed. It was noted that **Keystone/Vail** still has not accomplished providing to Wildercrest the accounts for the Association and this is causing major problems in keeping track of who owes what on their units. President Wood undertook to have discussions with Luke **Slottow** at Keystone as this matter should have been handled by Keystone some time ago and that they are in dereliction of their duties to the Association by not getting this accomplished. Wildercrest is having similar problems because of the failure of Keystone to complete the transfer of the rest of the **financials** which is causing the Association not to be able to send to the members proper financial statements or accounts.

E) CCR – President Wood and Secretary Pell discussed the progress of the revision for restatement of the Covenants, Conditions and Restrictions. The Board has received and reviewed comments from outside counsel and will incorporate in the restatement the various comments which counsel provided as directions to it. President Wood has provided to Secretary Pell his incorporation of those directives from outside counsel for the Covenants, Conditions and Restrictions. Secretary Pell will complete a revision of the Covenants, Conditions and Restrictions shortly so that the document can be submitted to the membership for approval.

III – New Business

A) Mail – Dan Prosser pointed out to the Board that Wildercrest will receive mail for owners and deliver to the units for which they have access. It was noted that this should be an item for the next newsletter to include how mail should be addressed.

B) **Boiler/Heater** Maintenance – It was noted that the Keystone area had had a severe cold snap recently which caused three units (**8732, 8733 and 8735**) to have pipes frozen and burst. Evidently the glycol levels had become too low in the systems of these units which allowed the pipes to freeze during the cold snap. After discussion it was decided that this was similar to painting and roof maintenance and that the Association should

budget for and cause to be conducted annual or biannual inspection of boiler/heating equipment of each unit.

IV Adjournment

The meeting adjourned at 10:06 MST without setting a time for the next meeting which will be called as needed. Respectfully submitted:

Date:
