

SKI TIP HOMEOWNERS ASSOCIATION  
SPECIAL EXECUTIVE BOARD MEETING  
JULY 1, 2005  
500 p. m.

I. Notice of a special 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 in Bill Pell's unit #8746. All board members were present with Bill Pell arriving about a half hour late from the Keystone Neighbourhood Company meeting.

II. The purpose of the meeting was to discuss property management issues which the Board was having with Keystone Property Management and the advisability of interviewing alternate property management companies. Two companies came to the meeting and made presentations and answered question. The presentation of Wildernest was excellent and the Board decided to invite it to present a proposal for the Boards consideration. Mr. Gregory McMurray of Resort Lodging also made a presentation to the Board. After further discussion the Board decided to pursue a new arrangement for property management of the HOA property.

III. A proposal has been received from Wildernest Property Management Company which the Board will consider at its next special meeting scheduled for 1100a.m. MDT on September 8 by telephone conference call.

Respectfully submitted,

Dated: 20 October 2005

/s/ Wilbur F. Pell III