

**MINUTES OF A COMBINED MEETING OF THE BOARD OF DIRECTORS
AND MEMBERS OF THE
PARK RIVER WEST CONDOMINIUM ASSOCIATION, A COLORADO NON-
PROFIT CORPORATION**

A combined meeting of the Board of Directors and Members of Park River West Association was duly called and held at Estes Park, Colorado on the 22nd day of August, 2005. A list (sign in sheet) of those members in attendance will be attached to these minutes. The minutes will be taken by Crystal Wille for Rich Wille, Treasurer.

President of the Park River West Condominium Association, Kim Barrier called the meeting to order. A quorum was achieved with 10 members present and 13 by proxy . The first order of business was the resignation of the president followed by the election of 5 new board members as follows; Paul Muchow, Paul Erwin, Kathleen Cotten, John Hegan, and Jim Weber. All members were elected unanimously.

Mr. Barrier instructed the newly appointed board members to conduct a private meeting to elect their president. The board elected Paul Muchow as their president. The minutes of the 2004 meeting were read and approved.

Crystal Wille gave the treasurers report on behalf of Rich Wille, treasurer and offered his resignation. Ms. Wille noted one homeowner is delinquent with their assessments and recommended as per attorney, John Phipps, that the board address this at their next meeting to take appropriate action.

Ms. Wille distributed to the members an accounting of expenditures and reserves, current budget and proposed new budget (attached). After discussion of budget, it was motioned by Jim Weber that the board ratify the budget subject to any revisions they may have after review at a later meeting. Kim Barrier seconded the motion. The members unanimously approved.

The members discussed various condominium association matters including; election of a new Vice President and Treasurer, adding landscaping, storm doors, enlarging decks, fishing on the river, and the use of a management company.

Above matters have been deferred to the board for further consideration. The meeting was adjourned.

Richard H Wille

Members Present at the 2005 Meeting

Paul & Pat Muchow
Rudy & Hassie Parzl
Kim & Patte Barrier
Paul & Fran Erwin
Carol & Ed Balint
Lois Gunlicks
Billie & Jim Weber
John & Marge Hegan
Bob & Mary Wedge
Kathleen & Ron Cotten

Members Represented by Proxy

Sandra Peacock & Thomas Africa
Dick & Jeanne Davis
Rich Wille
Griff & Vicki Malleck
Robert & Sarah Raith
Victor Hanson & Barbara Calkins
Phil & Deborah Harwood