

MINUTES OF SPECIAL MEETING
THE ENCLAVE ASSOCIATION, INC.
April 15, 2016 at 10:00 am Aspen Time

A special meeting of the Members of The Enclave Association, Inc. (the "**Association**") was held at 10:00 a.m. on Friday, April 15, 2016, at The Enclave Association, Inc., 0360 Wood Road, Snowmass Village, Colorado.

1. Roll call and certifying of proxies – Mr. Blumenthal took a roll call of those present in person at The Enclave and those present by phone, and he asked that Mr. George respond for those members who had previously provided proxies.

In person attendance:		Points
208	Hilsinger/Barford	1545
304	Word	1170

Attendance by Phone:

105	Klein	1170
106/107/206	M&P Blumenthal Family Trust	3885
108	Henderson	1545
109	Burns	1170
207	Novo Family Ltd Partnership	1545
210	Torelli	1545
213	Kaufman	1545
302	Smith	1170
307	Garon	1845
308	Shifman	1545
310	Rimland	1545
311	Fisher	1170
312	Handler/Koran	1170

Attendance by Proxy:

101	TFO Realty	1860
102	Stiles	1170
104	Losi	1170
111	Weybright	1170
112	Chomsky	1170
113	Matthew	1545
201	Jacobs	1860
202	Branner	1170
203	Novo	1170
204	MikeMart Family Realty	1170
205	Eldean	1170

209	Duvoisin	1170
212	Patenaude	1170
303	Hart	1170
305	Kerpsack	1170
309	Quinn/Meola	1170
313	Casperino	1545

Total present and proxies 45,600 of 52,515
or 86.83%

Mr. Blumenthal then asked Mr. George if those present in person, via phone, or by proxy constituted a quorum for this meeting. Mr. George confirmed that a valid quorum had been achieved.

2. Proof of notice of meeting or waiver of notice –

Mr. George presented proof of notice.

3. Mr. Blumenthal then read Question 1 aloud to the attendees –

Shall the Board of Directors be authorized to enter into contracts and do all things necessary or advisable, in their exercise of reasonable judgement, to build all the remaining 13 “Hollywood-style” dormers (one over each top floor unit) concurrent with the new roof at a cost to the Association (to be paid by special assessment of all owners) not to exceed \$286,000 (13 dormers @ \$22,000 per dormer), plus applicable Architectural/Engineering Fees, Building Permit & Use Tax & 5% HOA Contingency for a total \$321,178 bringing the full Phase #1 total, including 17 dormers, to \$1,967,718?

Mr. Garon made a motion to call the question, as read. Mr. Rimland seconded. Mr. Blumenthal asked the members if there was any discussion. Various members made comments and asked questions during this period. When all questions had been asked and answered, and there being no further questions, Mr. Blumenthal polled the attendees for their votes.

Question 1 was defeated by a vote of 55.93% being against the question, and 30.91% being for the question.

4. Mr. Blumenthal then read the Question 2 aloud to the attendees –

Question No. 2 – If Question No. 1 does not pass by a simple majority vote, shall the Board of Directors be authorized to enter into contracts and do all things necessary or advisable, in their reasonable judgement, to facilitate the construction of dormers over any third-floor unit whose owner agrees to pay all of the costs and expenses of interior and exterior construction, as determined by the Board in its sole reasonable judgement? The dormers must be constructed as part of the current installation of the new roof.

Mr. Rimland made a motion to call the question, as read. Mr. Garon seconded. Mr. Blumenthal asked the members if there was any discussion. There was no discussion on this question. Mr. Blumenthal then polled the attendees for their votes.

Question 2 was approved by a vote of 81.66% being for the question, and 5.17% being against the question.

5. Mr. Blumenthal then read Question 3 aloud to the attendees –

Question No. 3 - Shall the Board of Directors be authorized to permit any owner whose third-floor unit is located beneath a dormer to incorporate the space created by the dormer into that owner's unit, provided the owner agrees to pay all of the resulting costs and expenses of interior construction? Further, shall the Board be authorized to carry out all acts required by The Enclave Condominium Declaration and relevant Colorado law to memorialize the incorporation of the dormer space into the requesting owner's condominium unit?

Mr. Kaufman made a motion to call the question, as read. Mr. Novo seconded. Mr. Blumenthal asked the members if there was any discussion. There was no discussion on this question. Mr. Blumenthal polled the attendees for their votes.

Question 3 was approved by a vote of 83.89% being for the question, and 2.94% being against the question.

6. Adjournment

Mr. Kaufman made a motion to adjourn at 11:20 AM Aspen Time. Mr. Novo seconded, and the motion passed.

Respectfully,

Oscar Novo, Secretary
The Enclave Association, Inc.