

SUNDIAL LODGE CONDOMINIUM OWNERS' ASSOCIATION, INC.
2016 ANNUAL MEETING
SUNDIAL BOARD ROOM
OCTOBER 1ST, 2016
9:00 AM – 12:00 PM

Board Members in Attendance:

Robert Flaig- President (B403)
David Scher- Vice President (C307, C403, C408)
Deborah Scher- Treasurer (B402)
Michael Janas- Secretary (B321, B406)
Ron Neville- Commercial Representative (via teleconference)

ASRL Members in Attendance:

Jim Simmons- HOA Manager
Ken Rabach- HOA Accounting
Brian Bell- Sundial Lodge General Manager
Nicole Chastain- Owner Services Administrator

Canyons/Vail Resort Staff in Attendance:

Brian Madacsi- RVMA
Larry White- TCFC
Mary Walter General Manager Grand Summit (representing Nick Griess)

Homeowners/Guests in Attendance:

Juanita Duback (C102)
Heidi Richardson- with Juanita Duback (C102)
Brad Iverson (C104 & C411)
Jerry Grochow- B213 (via teleconference)
Alan Lonbom- C315 (via teleconference)
Jennifer Lonbom- C315 (via teleconference)
Cary Gumbert – C312 (via teleconference)
Daniel & Mary Mouthaan- CG07
Eric Hohmann- C405
Melyssa Davidson- Morris/Sperry (Attorney for the HOA)
Angel (B403)

CALL MEETING TO ORDER:

Robert Flaig called the meeting to order at 9:05 AM.

ESTABLISH QUORUM:

A quorum of 39.8604% was established either by attendance or proxy, to fulfill the minimum quorum requirement of 25%.

ADDITIONS TO AGENDA:

- Unit Door Lock System
- Common Areas Renovation Project
- Roundabout/Drive Congestion
- Front Desk Security & Night Time Coverage

APPROVAL OF MINUTES:

- David Scher motioned to approve the 2015 Annual Meeting Minutes. Michael Janas seconded the motion, the motion passed 5-0 with all in favor.
- Deborah Scher motioned to approve the July 2016 Board Meeting Minutes. Michael Janas seconded the motion, the motion passed 5-0 with all in favor.

CANYONS VILLAGE MANAGEMENT ASSOCIATION – Brian Madasci, Executive Director

- Resort Village Management Association is now Canyons Village Management Association
 - Checks can be written to both names
- Update on traffic mitigation scenario for Sundial roundabout/drive
 - Increasingly worsening over the years.
 - A major redesign of the roads will occur within 3-5 years. In the meantime, a packet of proposed striping and signage will be submitted to the CVMA Design Review Committee for approval and implementation and staffing will be added to the area who will direct cars waiting in the circle to designated waiting area in the parking lot.

TCFC – Larry White, CEO

- In 2016, the Canyons Village master plan and the Lower Canyons Village master plan were completed which present a walkable, viable, four season village and resort with a more modern architecture. The approval process is now beginning with the county.
 - Upper Village Master Plan-
 - TCFC's role in the process is to sell the parcels to be developed.
 - Parcel RC 22 (The Lift) was recently sold; the three to six story building and design was approved and will soon be developed.
 - Parcel RC 5 will have underground parking, Vail offices, kids ski school, and residential units. There will be an escalator in the four-story building which will alleviate traffic in the Sundial traffic circle.
 - Parcel RC 21 is a placeholder for an aquatic fun center; wakeboard pool, slides. This project is likely six years out, if it happens at all.
 - Parcel RC 7 is a placeholder for two hotels and a conference center
 - 2-3 story residential buildings directly east of Red Pine and south of Silverado
 - Parcels 17 & 18 are currently in the design process:
 - 5, 6, and 7-story buildings
 - 60 parking spaces limited to an hour or two for retail in the evenings
 - When Parcels 17 & 18 are developed, the roads in the area will be redirected and redeveloped
 - W37 and 35 parcels are residential parcels. There is a lot of verticality, zoned for multi-family residential.
 - A new Sunrise lift is being developed and the final destination of the lift will hopefully be decided within 6 months and constructed in the summer of 2018. This will alleviate traffic in the Sundial traffic circle.
 - Forum- preliminary designs include an ice skating rink that could be covered for venues and roller skating in the summer with an east-facing venue stage. Retail on both sides, and more food and beverage. The design is intended to expand and contract during busy and slow times.
 - Lower Village Master Plan-

- 1100 parking spaces will be replaced in the lower village- A 3+ story parking garage will be built
- Workforce housing near 224; it must be completed once 33% of phase one has been completed
- Transit Center will be improved and accommodate busses from the airport
- 7-11 improvements; plumbing, landscaping, façade, trash clean-up
- Engineering & Operations Buildings will be moved and concentrated into one building

HOA ACCOUNTING UPDATE – Ken Rabach

- This past year Sundial passed the audit
- On Budget with the exception of:
 - Unexpected Maintenance Fees- \$10,000
 - Elevator hydraulic jack replacement
 - Leak in C Building
 - Pool Towels- \$4,000
 - Water and sewer rate increases by the county- \$4,000

HOA MANAGEMENT UPDATE – Jim Simmons

- RC22 Parcel
 - Jim attended the public hearing and shared concerns of owners, both in favor and opposed; the project has been approved and the building is moving forward. They anticipate beginning construction in April of 2017. Jim will be involved with the Board on the RC17 and RC18 parcels and keep homeowners in the loop on the projects as they arise.
- Owner Storage Closet Thefts
 - Cages are not overly-secured and the latches are fairly easily broken into. The HOA has recommended that owners take the extra step to utilize a bike lock or chain around the gate and pole for better security. The Association changed the locks for the area. Losses were not covered by HOA's insurance; owners were referred to their H06 policies.

HOA MAINTENANCE UPDATE – Jim Simmons

- B Building hydraulic jack failed and needed replacement
- C Building painting facing the pool area and decks were stained
- C Building water leaks have been repaired, some wall repairs are needed now
 - Supply pipe near elevator that runs from garage to the top floor
- Fire damper replacement project in all units is about 25% completed. The dampers weren't installed the way the plans show them which has complicated and slowed the process
- Garage gate is broken and the motor will be delivered within a week or so
- Electrical Project
 - Variety of grounding issues throughout the property
 - Electrical Engineering firm surveyed the property and identified 100 items that need to be addressed. \$166,000 is the cost of the entire project; the Board has approved \$50,000 to address the most urgent items and a second phase will likely occur in the spring:
 - Pool pump area
 - Corrosion of infrastructure in mechanical rooms
 - Meters in mechanical room of garage, historic issues with water penetrating the room and causing arc-flashing

LOCK SYSTEM AND ONSITE SERVICES

- Current lock system is 16-years old and failing. A new Ving lock system was approved with radio-frequency which allows a keycard or key fob to open the door and allows locks to be interrogated for security purposes. Bluetooth technology is built into the locks which won't be activated immediately, but can be eventually. The lock system will be in every room in the building including the common areas. The cost was below budget by about \$13,000.
- Key-making and distribution processes:
 - Services will remain the same for this ski season. ASRL's encoder will be the master encoder, purchased by the HOA, allowing them access to every unit. Vail is purchasing an encoder to which will allow them to make keys for their guests.
 - At the end of the year, the Board will identify the actual cost of keys (\$3/key) and the HOA will potentially take over the cost of the keys that way all owners would equally pay for the keys.
 - The previous keys were free, these are \$3 each so retaining and recycling the cards is important.
- The lock system will provide flexibility for everyone. Jim will send a Q&A to all owners.
- At the moment, Vail Resorts and ASRL provide onsite services with the burden of the costs being on owners who are within the Vail and ASRL programs, and on ASRL.
 - Delineate what level of service we want to provide, considering the following:
 - Front Desk- checking people in and hours of coverage
 - Cost to have 11p-7a front desk staff, or an employee to double as front desk/security
 - Roundabout traffic direction
 - Valet and bellman
 - Staffing the ski room
 - Transportation shuttle
 - Maintenance for guests in our unit
 - Security at night
 - Housekeeping options- full daily housekeeping, trash and towel removal daily, or no housekeeping at all
 - Discussed the cost of these operations. If the HOA takes these over, HOA dues will go up. Vail and ASRL will reduce their charges to owners in their respective management pools to reflect the fact that the HOA would be paying for these services.
 - The following board members feel it is the equitable way for all owners to pay for services:
 - Michael Janas
 - Robert Flaig

COMMON AREA RENOVATION

- Sundial has never had a renovation and needs to renovate to ensure our ADRs are preserved and increased. The budget for the upgrades is \$450,000-\$500,000. The necessary electrical repairs are not budgeted in the capital budget plan and will be included in the renovation assessment, with a total cost with contingency of \$600,000-\$650,000. The rough assessment amount per average unit, including commercial units, will be \$4,000-\$5,000. The assessment will be made so it follows the cash flow to complete the renovation which is expected to begin April 15th, 2017 to be ready for summer guests. Payment plans will be presented to homeowners including the ability to deduct assessment dues from rental income.

- The design has been completed by Susan Monohan and will be voted on by the Board at the January 6th, 2017 Board Meeting. In the meantime, an online presentation will be sent to owners and a physical presentation will be placed in the lobby of the B Building for owners to provide feedback.
- The current renovation plan includes two front desks, but transforming the lobby to a one shared desk has been discussed.

OPEN DISCUSSION

- Pool and hot tub hours aren't being enforced. The topic, including security enforcement, will be discussed at the January 9th, 2017 Board Meeting
- A homeowner recommended Board Members wear nametags at Annual Meetings.
- A homeowner asks for contact information of fellow owners. Contact information can be shared, but it cannot be used for solicitation purposes.
- Enforce towing in the garage.

BOARD ELECTION

- There were three Board Nominees: Deborah Scher, Michael Janas, and Brad Iverson (write-in candidate). Deborah Scher and Michael Janas were elected to retain their seats and to each serve another two-year term. Michael Janas- (37.88% of vote); Deborah Scher- (38.22% of vote); Brad Iverson (1.29%).

CALL MEETING TO ORDER

- Robert Flaig motioned to adjourn the meeting at 11:45 AM. Deborah Scher seconded the motion. Meeting adjourned.