

Sundial Lodge Quartely Board Meeting

January 11, 2016
3:00 P.M.

In Attendance

Sundial Board Members & Owners

Bob Flaig – B403, David Scher & Sara Scher - C307 C403, C408,
Michael Janas – B406, Jane Hawe – 224B, Dan & Mary Mouthaan – C007,
Leon & Ai Peshek – C002, Mark Winter – C109, Deborah Scher – 402 A&B,
Peter Flores – B215, Deborah Gott – C004, C204, Eric Hohmann – C405,
Jane Hawe – B224, Ron Neville – Vail Resorts, Commercial Unit

Guests

Alex Setian – VING Lock
Melyssa Davidson – HOA Counsel

Call – In

George Tracy – B305, Tim Neil – C202, B415,
Richard Schwartz – B202, C212, Lance Wallin – C202, B415

ASRL Staff:

Jim Simmons - HOA Manager, Ken Rabach – HOA Accounting,
Ron Brenner – HOA Sundial Maintenance Manager,
Linda Lyles – Homeowner Liaison, Brian Bell – Sundial General Manager,
Nick Griess – Sundial Property Manager

I. CALL MEETING TO ORDER

The meeting was called to order at 3:02 PM.

II. APPROVE 9/25/15 MEETING MINUTES

- David Scher motioned to approve the minutes. Ron Neville seconded the motion. All approved the minutes.

III. FINANCIAL UPDATE

Ken Rabach

- a. May – November (YTD) P&L
 - Novembers Revenues are \$770 better than budget. \$4,000 better than budget for the year. Water variance is due to an increase in rates. Cable TV is up because of the double charge has not been refunded.
 - Bob Flaig – \$14,000 budget variance is because Groove Satellite owes the HOA \$10,000 which will be refunded as part of transition from shared agreement with Grand Summit.
 - Common Area Housekeeping is under about \$5000 YTD.
 - The Board would like to increase common cleaning to address trash build up in the hallways.

IV. LOCK DISCUSSION - VING Lock presentation by Alex Setian

- Jim Simmons discussion on new lock proposal.
- Alex Setian presents VING Lock. RFID is the new technology. You hold a key card to a scanner. It does not have a reader that needs to be replaced. The lock uses 3 AAA batteries. This lock is the same size as the other lock system so they don't have to be recertified for fire safety. BLE (Bluetooth) is adaptable to the system. You can use your phone instead of a room key. A code will be sent to you and downloaded on your phone. Every lock has an identifier so it records everyone who enters the unit. The BLE option allows redundant RFID card for guests/owners that do not have a smart phone.
- Alex Setian - \$8 per month, per lock is the monthly fee for the app. \$12 for the key, per lock for the year. The individual price for the lock is \$200.
- There was discussion on the safety and security needs of the building and the individual needs of owners that do not participate in the on-site rental services.
- Access to the garage and pool can be on the same system.
- Alex suggested starting with the stand alone RFID and BLE and add the bells and whistles later.
- There are currently owners using other lock systems. The Board may need to have them changed so that the whole building is on the same system.

- Alex will provide an updated proposal for the board to consider following a site survey.

V. DIRECT TV- Groove Satellite Update

Jim Simmons – Jim Simmons & Bob Flaig,

- Groove has not pushed the issue for payment of the install balance.
- We will work with Melyssa Davidson your attorney moving forward regarding the \$33,000 that was held back to resolve the issue.

VI. MAINTENANCE UPDATE

Completed Projects

- Ron Brenner discussed the remodeling of the lobby and restrooms.
- Peter Flores – concerned about the exterior columns not being repaired in a timely manner. Ron Brenner will follow up to discuss and report back to the Board.
- Repair of pre-cast concrete columns caps.
- New storm drain line.
- Roundabout was repaved.
- Regular programmed equipment maintenance & inspections continue to occur.
- There are issues in power that need to be investigated because of shorts and power outages. The heat tape had to be rewired. Jim Simmons and Ron Brenner will receive a bid from an independent electrical engineer to investigate further.

Spring Projects for 2016

- Ron Brenner –410 Fire/Smoke damper motors need to be replaced at a cost of \$120 per unit. There is an additional installation cost. Ron Brenner recommends we build it into the budget.
- Ron Brenner will meet with Bob Flaig and discuss timing and budget on the project.
- Install precast fiberglass trench drain system to secure cast iron metal covers.
- Replace all of the room air filters
- Replace 3rd floor spa & plunge pool filters because they are beyond life expectancy.

- Repair sprinklers in the roundabout.

VII. TRANSPORT SERVICE – WHOLESALE NATURAL GAS

- Jim Simmons – Questar is the current provider. Western Fuel Supply reviewed your usage. They are much cheaper.
- Ron Neville – You could save or it may cost more depending on what price you lock into. Vail has done this at other properties in Colorado. The reward could be better than the risk.
- The identified savings from Western Fuel Supply was approximately \$30K per year. The Board is skeptical about that level of savings and would like to discuss further.
- There are two meters at Sundial. The contract is for the residential/commercial buildings and not both meter for the pool parcel.
- Bob Flaig – Lets get a written proposal to see if there will be a cost savings.
- Michael Janas moved to move from Questar to Western Fuel Supply. Ron Neville seconded the motion. All in favor.

VIII. COFFEE SERVICES DISCUSSION

- Jim Simmons – If you want to provide coffee, it will be an HOA expense. Vail and ASRL are not interested in operating a coffee bar.
- Jim Simmons - Hugo Coffee estimates \$2000 to set it up and \$1200 to operate it per month for 2 to 3 hours a day.
- Jim Simmons – I have been unsuccessful in finding a vendor to operate this.
- Ron Neville - If you can't find a vendor to operate it we shouldn't propose it.
- Bob Flaig – Let's table it since we will not resolve it today.

IX. OPEN DISCUSSION

Trip Advisor Reviews

- Bob Flaig – Poor reviews on Trip Advisor will hurt Sundial. One review was fraudulent.
- A common issue was identified as trash being left in the common hallways.
- Many owners expressed frustration in recent changes for

housekeeping services by Vail Resorts in their rental program. Bob Flaig asked if certain standards for service can be required by the HOA.

- Melyssa Davidson – You can make an agreement that no trash can be left in the hallway. You will be fined if you leave it in the hallway. If you are not in a rental program, you will have to show that you have a way to dispose of the trash.
- Jim Simmons – ASRL will not go into all the units to pick up the trash. We can move a central dumpster in the garage. It would be a common trash area for renters and owners. It's not a HOA issue to go into the units to get the trash. It's a hotel type environment and you find the issue common in that environment. If we need to adjust the schedule there may be a cost.
- Jim Simmons – We will step up our staff to address renters or owners that are not following the trash requirement. We will send out a notice to all owners regarding the trash policy.
- Jim Simmons – We can modify our schedule for more pickups and place dumpsters in the garage. The additional housekeeping rounds in the hallways will be billed to the HOA.
- Deborah Scher wants to notify all homeowners, not to put trash in the hallways.
- The need to address vans and other vehicles parking in the round about was discussed. Jim Simmons and Brian Bell will investigate further and ask drivers not to park in that area.

X. MEETING ADJOURNED

Michael Janas motioned to adjourn. Bob Flaig seconded the motion. Meeting adjourned at 5:38 PM. Executive meeting followed to discuss legal matters and owner receivables.