

**SUNDIAL LODGE HOA  
BOARD OF DIRECTORS MEETING  
FRIDAY, JANUARY 5, 2018  
SUNDIAL BOARD ROOM – THIRD FLOOR BUILDING B  
2:00 PM MST**

***Board Members in Attendance***

Bob Flaig – President; B403  
David Scher – Vice President; C307, C403, C408  
Deborah Scher – Treasurer; B402  
Ron Neville – Commercial Representative

***Board Members NOT in Attendance***

Michael Janas – Secretary; B321, B406

***ASRL Staff in Attendance***

Jim Simmons – HOA Manager  
Dave Guyer – HOA Maintenance Manager  
Ken Rabach – HOA Accountant  
Mike Howe – Sundial General Manager  
Nicole Chastain – HOA Administrator

***Owners in Attendance:***

Peter Panflores; B215  
Steve Mardjetko; C402  
Karen Mardjetko; C402  
Arlene Chalos: B308 & B412  
Kurt Schmitt; C203

***Owners in Attendance via Teleconference***

Steve Blankenship; B502  
Mark Rohrbach; B505  
Jodi Strang; B214  
Jerry Grochow; B213

***Guest in Attendance***

Nick Griess – Senior Property Manager – Vail Resorts  
Brian Madacsi – Executive Director – Canyons Village Management Association (CVMA)  
Angel Ivey – Guest of Bob Flaig- President; B403

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**Call Meeting to Order:** Bob Flaig called the meeting to order at 2:00 pm.

**Additions to Agenda:** No additions to the agenda.

**CVMA Update**

- A Class B CVMA Board of Trustees Election was held on December 12, 2017. Tony Tyler was voted to the board as a newly-elected trustee. Gordon Cummins, Dick Frost, and Steve Osguthorpe retained their seats on the board.
- The new master plan passed. It can be viewed by visiting the Canyons Village Master Plan by following this link: [www.canyonsvillageplan.com](http://www.canyonsvillageplan.com).
- Sundial Treasurer, Deborah Scher, provided positive feedback regarding CVMA's friendly staffing doing a great job with mitigation of traffic within the Sundial traffic circle. The traffic circle is staffed from Friday through Sundays from 8:00 am to 10:00 pm, and weekday from 2:30 pm to 5:30 pm. Additional staffing hours will be provided during holidays and spring break concert.

- The CVMA hired a new Director of Marketing and Events. Dave March has been hired to increase Canyons Village's exposure and continue to grow attraction to the village year-round.
- When the resort closes, improvements to the forum will begin which include: leveling and drainage, expansion of the Umbrella bar. The improvements are interim improvements with the ultimate improvements of the forum four to five years out. A committee will be formed that is dedicated to forum improvements.
- The Canyons Village circulator transportation was discontinued in 2011 due to lack of use and funds. The CVMA is collecting data this year to determine the best way to bring transportation back to the village.
- Offsite parking is being investigated with the county for a 20-year plan.
- An employee housing agreement has been reached with 1107 pillows. Construction will begin late 2018/early 2019 and the first 50% will be open by the fall of 2020.
- The SPA is currently 25% developed.

**Approve September 2017 Board Meeting Minutes:** David Scher motioned to approve the minutes as presented; Deborah Scher seconded the motion. The motion carried 4-0.

#### **HOA Overview Update – Jim Simmons**

- Jim Simmons welcomed Dave Guyer as Sundial's new director of maintenance. Ron Brenner, who has been with ASRL since 2012, is still in town and is a good resource for the association.
- Half of the jets are not working in the lower hot tub. The leak in the line has not been identified and the fix will take place in the spring.
- Flat roof repairs and membrane replacement up the wall near unit C402 is budgeted for this year.
- The unit owner of B505 expressed concerns regarding the rusting of the columns near his unit. Jim has pictures of the rusting and will follow up with Dave to hire a structural engineer who will determine the scope of work to determine if the project will be completed in-house or put out for bid. An engineer's report will be presented at the next meeting and a start date of May 1 is anticipated.

#### **Maintenance Updates – Jim Simmons and Dave Guyer**

Hot Water Concerns: Hot water issues have been reported during full capacity. Ron monitored the boiler system and it's running well; a few check valves need to be replaced. Most of the calls were coming from the far end of the B Building above the commercial public bathrooms. There was some new plumbing installed in the commercial units without check valves. Dave Guyer will work with Vail maintenance to address this.

Security Camera Systems: A proposal is coming in for roundabout and garage ramp cameras to identify license plate numbers and vehicles in the event of a security issue.

#### 17/18 Reserve Study Projects

- C Building membrane and flat roof repairs, specifically near unit C403
- 3<sup>rd</sup> floor deck resurfacing; there are cracks and buckling.
  - Proposals are being reviewed and they will be shared with the board once available
- Chiller Update: KHI, Train, and US AC/Johnson Controls are bidding on the replacement of the chiller
- Ground Pool: The pool heaters are 14 years old; they typically last just under 10 years. They are regularly being repaired and need to be replaced. Additionally, the pumps and electrical system need to be replaced in the pool-house due to corrosion.
- Projects on the Horizon
  - \$70,000 bid to scrape rust and paint on units facing the forum

Electrical Survey and Repairs: The group initially hired did an unsatisfactory job; the association disputed their work and didn't pay for the work. Envision Engineering, a different company, is completing a report and study where electrical systems did not meet code. It is believed that the needed work is still on budget with the original report and fund allocation. Some projects were found to be not necessary. A new item found is that the transformer housing settling due to water. Some additional items include the pool-house corrosion and bonding issues.

Deadbolts on Vestibule Doors: Dave will look into plates to place of deadbolts on vestibule doors so that the deadbolts can be removed.

*Smoke Damper Replacement Project:* There are 25-30 smoke dampers that need to be replaced to finish this project. They will be replaced once occupancy drops.

*Important Note:* Owners and guests need to keep glass and ceramic dishes and cups OUT OF THE POOL AREA. Plastic cups are available at the pool area to pour your beverages into.

#### **Financial Update**

- YTD (fiscal) through the end of November, the association is \$9,700 over budget
  - Under budget on legal fees and utilities
  - Over on housekeeping fees – related to cleanup during renovation
  - Over budget on laundry of pool towels – pool towels continue to go missing
  - Over budget on pest control – Ken will find invoice that specifies the work that was done.
- Revenue
  - Meeting room revenue is around \$8,000
  - Mike Howe will look into bids for vending machines, including health-conscious options

**24-Hour Building Security/Coverage:** ASRL will staff a 24/7/365 front desk in the future.

#### **Fitness Room Equipment:**

- The cables of the leg press were replaced about six months ago. To replace all cables and pulleys, the cost is around \$900 through the current servicer, Justin. An owner requested that all be replaced; Jim will follow up with Justin to confirm whether or not they need replacement; it is believed that they do not need to be replaced. Per the board's decision, Justin will come quarterly now, rather than every 6 months.
- The board is in the process of reviewing preliminary options for replacing the fitness room equipment.
- Owners and the board presented possibilities of converting what is currently a laundry room that looks out onto the roundabout on the ground level into a fitness center.
- The existing fitness center could become a kids' center or game room

**Renovation Update:** The renovation came in under budget and the property looks incredible. Owners, guests, and visitors alike have commented on what a wonderful job everyone did. There were some unanticipated manufacturers' issues that delayed the carpet installation. Additionally, there are installation errors in front of some unit doors. It is agreed that the best time to repair these is when occupancy drops.

**Adjournment:** The meeting was adjourned with all in favor at 3:37 PM.