

**SUNDIAL LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FRIDAY JANUARY 6TH, 2017
2:00 PM MST
SUNDIAL LODGE – BOARD ROOM**

BOARD MEMBERS IN ATTENDANCE:

Bob Flaig – President
David Scher – Vice President
Deborah Scher – Treasurer
Michael Janas – Secretary
Ron Neville – Commercial Representative

ASRL STAFF IN ATTENDANCE:

Jim Simmons – HOA Manager
Ken Rabach – HOA Accountant
Ron Brenner – HOA Maintenance Manager
Nicole Chastain – Owner Services Administrator

VAIL STAFF IN ATTENDANCE:

Nick Griess – Vail Resorts Hospitality
Brian Madasci – Canyons Village Management Association

HOMEOWNERS IN ATTENDANCE:

Brad Iverson – C411 & C104
Paul Perrault – B314
Leon & Aivern Peshek – C002
Dan Dadourian – C007
George Tracy – B305
Jerry Grochow – B213
Jodi Strang – B214
Deb Gott – C004
Bill & Cindy LoPatriello – B205
Katina Thornton – C302
Steve Blankenship – B502

CALL MEETING TO ORDER: Bob Flaig called the meeting to order at 2:01 PM

ESTABLISH QUORUM: The quorum was established with all Board Members in attendance.

ADDITIONS TO THE AGENDA:

- Can owners set up individual accounts through DirecTV, thus create accounts to access online programs?
 - This is not possible with the hospitality package. An owner recommended Roku.
- Can access controls be put on the C Building outside door to eliminate the public from entering the building?
 - Ron Brenner will look into completing this project.
- Can access controls be added to the doors around the hot tubs on the third floor?
 - No, because of fire code.

APPROVAL OF SEPTEMBER 2016 BOARD MEETING MINUTES:

Bob Flaig motioned to approve the September 2016 Board Meeting Minutes. David Scher seconded the motion. Minutes approved unanimously.

CVMA UPDATE – Brian Madasci

Roundabout Traffic

- Working with HOA to improve the area. CVMA has implemented five new processes for the ski season and will provide recommendations for next year:
 1. Added five temporary signs
 - Three for the general public and hotel guests/shuttles not part of Sundial
 - Two signs specific to Sundial Owners/Guests
 2. Additional staffing of the area
 - 8am – 10pm and 2pm – 4pm on Fridays, Saturdays, Sundays
 - Peak times and holidays will be staffed the entire week
 3. Increase of public safety patrol and shortened response time
 - Public Safety can ticket and tow vehicles as necessary.
 4. Educating airport shuttles, hotel shuttles, Uber/Lyft, taxis
 - CVMA is working with other hotels to notify all GMs not to leave their shuttles or vehicles unattended
 5. Collecting information from 8 traffic sensors throughout the Canyons Village; one of them is at the Sundial Traffic Circle
 - Data will be collected about what types of vehicles are coming through, if they're repeat vehicles, shuttle vehicles, how long they're staying, peak congestion times. Data collection thus far:
 1. Sundial vendors and Sundial deliveries (UPS/FedEx) at all times of the day
 - Jim and Ron will draft a temporary plan for the HOA and vendor deliveries
 2. Hotel shuttles at 4 pm
 3. Uber/Taxis
 4. Forum Vendors
 5. Sundial Guests and Owners
 - After trial-period processes/data collection for the season, CVMA will release an aggregate result and provide recommendations for next year to Sundial/ASRL management
 - May be necessary in the future to:
 - Remove the greenspace in the roundabout and add a third lane
 - Ratify HOA policy changes i.e. restrict vendor deliveries during certain times, areas/designate a new delivery area
 - Owner feedback indicates improvement in this area thus far for the ski season

Master Plan Update

- No official recommendations on Master Plan. Visit www.canyonsvillageplan.com for information/updates.
- Apex is under construction. Lift is approved and moving forward. New properties by Frostwood Dr.

HOA ACCOUNTING UPDATE- Ken Rabach

- YTD
 - Revenues are favorable by about ~\$400
 - Dues, finance charges, interest
 - Expenses
 - Professional Fees (Legal Fees) unfavorable by about \$1400
 - Miscellaneous and Admin Costs unfavorable by about \$4400
 - Jim & Ken will do some research on categories included within here
 - Musak (lobby music) which is not cancellable; Jim will do some research about cancelling it
 - Lobby flowers and Board expenses
 - CVMA Dues
 - On the penny

- Housekeeping unfavorable by about \$2800
 - Half is pool towels, half is wages.
 - Jim will track any differences of pool towel expense reduction since RFID system
- Maintenance Wages unfavorable by about \$13,800
- Repairs, Maintenance, and Supplies unfavorable by about \$14,000.
 - Plumbing supplies (copper tubing replacement), pool supplies (LED pool lights), painting supplies, building supplies, elevator (hydraulic pump failure)
 - Programmed Maintenance is favorable
- Utilities
 - Better than budget by 9800
 - Natural Gas – moved to a transport agreement for natural gas in July of 2016 which has been favorable for the Association
 - Water – up 9% because of rate increase
 - Sewer – up 9% because of rate increase
 - Vail has been paying for trash removal, but this will change moving forward

MAINTENANCE UPDATE- Ron Brenner

- Jim will put together an update/newsletter for all owners including 2017 maintenance projects and electrical project.
- Projects Completed/In-Progress/To-Be Completed
 - New LED pool lights
 - The copper tubing that keeps water constantly circulating needs replacement. 50% of the piping has been replaced. The second 50% is much harder to replace than the first. This project entails opening the wall; this project should coincide with the common area remodel in the spring/summer of 2017.
 - RFID lock replacement completed.
 - There are three spare locks on hand.
 - Owner feedback is positive and no deactivation issues have been reported.
 - Owners can get their initial fobs from the front desk
 - The owner storage doors are staff doors; you cannot make a guest key for these. A fob or staff key that has to open it. There has been a ramp installed into the owners' storage
 - New Fire Alarm System project will cost \$105k when completed
 - The project is completed with the exception of all horn strobes being replaced in the units; this will happen in the spring.
 - Park City Fire Department now requires low frequency horns in the units
 - Fire Smoke Damper Replacement
 - 410 were non-operational. 150 have been replaced to date starting from the fifth floor moving down. This will improve bathroom ventilation once the second floor is finished. The project will resume when occupancy drops.
 - Painter refinished all log rails on the balconies facing the ground floor pool. All balconies. The other side of the building will be done next year; this project is completed every two years.
 - Sections of metal roofing where snow was sliding off and ripping off snowmelt cables. Maintenance added blocks to metal roofs.
 - Will add variable frequency drives controlled by a water controlled. The pumps are on nonstop, the controller will shut them off when they're not used
 - Will replace pool and spa heaters and filters in the spring/summer; they are beyond their useful lives.
- Ongoing Electrical Report & Associated Projects
 - Electrical Engineer assessed all electrical components of the Building in the summer of 2016. Several codes have changed and we are anticipating \$150,000 of projects; we have completed about \$17,000 of

them. This entire project will be funded through a special assessment with the common area renovation assessment.

- Ken Rabach & Ron Brenner will submit a report to Deborah Scher in the next two weeks with maintenance budgeting for 2017.

PROJECT UPDATES- Jim Simmons

- Internet Service
 - Two issues
 - Network service provider that installed the network has been difficult to reach and work with based on staffing changes within their company in the last few months.
 - We will fix the network issues, but we are also looking to double the bandwidth. We haven't reached the full bandwidth which could indicate network issues.
 - Please send any internet issues to Jim at jim@asrlodging.com.
 - Request feedback from owners in newsletter
 - Will shop the network service provider
- Parking
 - It has been reported that repeat offenders have not been a problem.
 - The system will be interrogated for frequent-user identification

COMMON AREA REMODEL- Deborah Scher

- Sundial Lodge is seventeen years old and has never been renovated; the lobby and corridor renovations are targeted for completion during the offseason of this year. The development of The development of Canyons Village is only in its early stages and it's important that Sundial remain a desired lodging choice as other options come available.
- Visit Facebook owners site for renderings: "Sundial Lodge Owners". Upgrade to a warm, inviting area in the lobby while maintaining and updating the modern mountain lodge feel.
- Heavily exploring the option of one front desk operated by Vail and funded by the HOA. The Board is working through the logistics of this and will have a tentative plan by the March meeting.
- Do we leave the two pieces of artwork up in the lobby or do something different?
 - Controversial because it was gifted by an owner
 - The Board will review lobby artwork options including showcasing several local artists' work on a rotational schedule for exposure

ADJOURNMENT

Bob Flaig motioned to adjourn at 4:05 pm. Deborah Scher seconded the motion. Meeting adjourned with all in favor.