

Sundial Lodge Condominium Owners' Association, Inc.
Quarterly Board Meeting Minutes

Friday, July 15th, 2016

3:00 P.M.

Sundial Lodge Board Room

Sundial Board Members Present: David Scher - Vice President – C307, C403, C408, Deborah Scher - Treasurer – 402 A & B, Michael Janas – Secretary - B406 B321, Ron Neville – Vail Resorts, Nick Griess – Sundial Property Manager

Owners Present: Joe Moloney - B-222, Mike & Joyce Kunstadt - B307 & B410, Brad Iverson - C104 & C411, George & Krista Christy – B503, Richard Urankar – B220, , Marsha & Barry Brodsky – B411, Leon & Ai Peshek – C002

ASRL: Jim Simmons – HOA Manager, Ken Rabach – HOA Accounting, Brian Bell – ASRL General Manager, Ron Brenner – HOA Maintenance Manager, Linda Lyles Homeowner Liaison.

Call In: Bob Flaig, Board President -B403, Sara Scher – C307, C403, C408, Lance Wallin – B415, C202

Guests: Brian Madacsi – RVMA, Larry White – TCFC, Susan Monahan – Designer.

CALL MEETING TO ORDER: David Scher called the meeting or order at 3:01 P.M. Introductions of those attending by phone and in person were made. Approval of Minutes – Ron Neville motioned to approve, Michael Janas moved to second Motion approved.

ADDITIONS TO ADENDA: Susan Monahan

- Design concepts for lobby and hallways. The goal is to make the common areas more elegant. ASRL desk will be relocated.
- Carpet tiles or a custom designed carpet will be added for the flooring.
- Wood look tile plank flooring in the entry.
- \$62,000 for floor in the lobby
- \$30,000 for furnishing
- \$2500 for the ASRL front desk remodel
- \$15,000 to remodel the lobby stairs
- Total budget \$109,500 for lobby remodel.
- \$40,000 hallway lighting
- \$95,300 for hallway flooring for both buildings and common areas.
- \$75,000 for 2 color paint in the hallway one coat.
- David Scher estimates the renovations would be about \$450,000 to \$500,000.

- Assessments could be applied to pay for the project at \$2000 - \$3000 per room or increasing fees.

RVMA UPDATE: Ron Neville

- Golf Course Updates: New bathrooms, snack hut and golf holes.
- 2 New hotels coming out of the ground and a conference centers adjacent to Hole # 1.
- RVMA stands for the Resort Village Master Association. Larry White will expand on the resort development.
- Vail Resorts and mountain improvements. This summers projects were spent improving existing lifts. Services will be improved on the mountain.
- Cell service will be improved on the mountain. Improvements on the mountain this summer include repainting gondolas and improving existing lifts. No new structures were built.

RePlay – MASTER DEVELOPMENT UPDATE: Larry White – TCFC

- 2013 TCFC took over the project for Talisker.
- Replay Resorts was brought in to help development the village. They are one of premier ski resort developers in the nation.
- The goal is to create a four season resort.
- RC25 Apex is about to start construction. It is a residential community with 62 parcels.
- RC22 The Lift will start in the spring.
- RC 7 B will be a conference center. A & C will be hotels.
- New transportation plan was presented.
- The forum will have a total remodel with additions of restaurant, bars, coffee shops and retail space.
- A possible addition of a water park will go in the lot adjacent to the Silverado Lodge.
- Addition of an ice rink and additional eateries where the resort stage is currently.
- 7-11 will be renovated.
- Work force housing will be added in the Cabriolet parking lot.
- The new development will span all price points.
- Additional parking will be added with development.

HOA ACCOUNTING UPDATE: Ken Rabach/Deborah Scher

- Deborah Scher, we are on budget for the first 2 months of the new fiscal year. \$160,000 or \$170,000 is in the capital budget to contribute to the carpet replacement.
- The water and sewer companies have raised the rates. The budget will show \$12,000 over budget at years end. Summit Water has raised the rates. Summit Water charges by water rights.

HOA OVERVIEW UPDATE: Jim Simmons

- Electrical engineer is working on a full report after assessing the entire building. The report will be out in the next two weeks.

- The round-about has been addressed for next winter season with staffing and signage. There will be a discussion with the RVMA on how to handle the issues with usage by other parties.
- Owner storage lockers in the garage have been broken in to. Owners will be notified that putting things in their locker is at their own risk. A new code will be generated.
- Krista Christy asked that the pool be monitored for none residences due to over crowding.
- A pool person will be hired to monitor the pool for non-guests or owners.

MAINTENANCE UPDATE: Ron Brenner

- There is a hydraulic jack leaking oil in the elevator that has currently put the elevator out of order. To repair the elevator it will take about 3 weeks.
- It is recommended to wait until the fall to repair the elevator.
- The balcony and rail in the C building are currently being repaired and painted.
- Fire/smoke dampers are currently being replaced. 400 need to be replaced. Around 90 have been replaced. The 5th and 4th floors have been completed.
- Door locks are constantly a problem.
- The painter will continue around the property painting the log rails.

MISCELLANEOUS

- Ron Neville stated that the Hyatt Centric and Grand Summit are both implementing entire building upgrades.
- Brad Iverson would like to see a minimum standard set for each room with furnishings and a program offered to those that need assistance with the upgrades. He also stated that service should have a set of standards.
- David Scher asked that Jim Simmons and Ron Neville come up with a standard.
- Richard Urankar would like to not only see the common areas upgraded but see that individual owners who have substandard units be required to upgrade their units.
- Debra Scher suggested that if the board set aside 25 spaces for paid parking at \$25 per day parking it would be a way to increase revenues. Guests could be charged for parking. If any owner has other ideas about how to increase revenues she would like to be contacted.

ADJOURNMENT – The meeting adjourned with Michael Janas motioning to adjourn. Debra Scher seconded the motion. The meeting was adjourned at 5:32 P.M.