

SUNDIAL LODGE CONDOMINIUM OWNERS' ASSOCIATION, INC.
QUARTERLY BOARD MEETING
Sundial Lodge Board Room
Third Floor B Building
June 16, 2017
2:00 PM MDT

BOARD MEMBERS IN ATTENDANCE

Bob Flaig - President; B403
David Scher - Vice President; C307, C403, C408
Deborah Scher – Treasurer; B402
Michael Janas – B321, B404, B406
Mary Walter - Representing Ron Neville, Commercial Representative

ASRL STAFF IN ATTENDANCE

Jim Simmons - HOA Manager
Ken Rabach - HOA Accountant
Linda Lyles – Homeowner Liaison

VAIL STAFF IN ATTENDANCE

Nick Griess – Sundial Senior Property Manager

OWNERS IN ATTENDANCE

Jayne Hawe – B224
Angel Ives
Lance Wallin – C202, B415 via teleconference

GUESTS IN ATTENDANCE

Spencer White – TCFC
Brian Madasci – CVMA
Mary Walter – Vail Resorts Representative
Susan Monahan – Interiors in Park City

CALL MEETING TO ORDER:

Bob Flaig called the meeting to order at 2:03 PM.

ADDITIONS TO THE AGENDA:

Automate the doors into and out of the garage of the B & C buildings into the elevator vestibules. David Scher would like a push button on the inside and outside. The cost would be \$5000 to install the buttons. He would like to add that to the budget in the reserve account. Nick Griess suggested that an ADA door could be added. David Scher motioned to approve up to \$5,000 for this project contingent upon confirmation of cost and availability in the budget to be completed before ski season; Michael Janas seconded the motion. The motion passes 4:0.

APPROVAL OF MARCH 17, 2017 BOARD OF DIRECTORS' MEETING MINUTES:

David Scher motioned to approve the March 17, 2017 Board Meeting Minutes. Michael Janas seconded the motion. Minutes approved with all in favor.

RePlay – MASTER DEVELOPMENT UPDATE - Spencer White TCFC

- Resort Core –
 - SPA Amendment Updates
 - The resort core has not changed.
 - There are no updates at this time regarding RC5; they will be shared once they are received. The escalator at the base of RC5 will be built at the same time that RC5 is developed.
 - The Sunrise lift- still being determined if it will end at Lookout or Red Pine and if it will be a lift or a gondola. At this time, construction is anticipated for summer 2018 and the lift to be open for the 2018/19 season.
 - RC16 & RC17 set height in master plan proposed by TCFC is 6998' (above sea level)
 - The roundabout in front of the Grand Summit will have additional items added to eliminate congestion for drop off and pick up. RC17 & RC18 are still in the planning phase thru the planning commission. They estimate two more meetings before approval. RC7 has some interest and might have a letter of intent within a few months.
- Lower Village – Work force housing has been relocated to 1107 bed site. The parking garage will be eliminated in the lower parking lot. The units are one and two bedroom units at two and a half stories with other building as much as four stories. A grocery market will be added for the workforce housing.
- A 7,000 sq. ft. building is being proposed across from the 7-11. 500,030 sq. ft. has been eliminated. The intention is to build all of the workforce housing all at once. The 7-11 will be upgraded with the approval of the owner; TCFC will pay for the improvements.
- Vail employees will have priority for housing. If the housing cannot be filled by Vail employees, they will open it up to Summit County.
- The transit center will accommodate eight busses along with an internal shuttle service and airport connection.

CVMA UPDATE - Brian Madasci of CVMA

Golf Course

- The golf course is open.
- Hole 11 will be completed today.
- There are special owner and twilight rate.
- The golf course could move over to Vail in the next year or two.
- The roundabout ?
- Shuttle system will be added in the next year or two.
- An ice rink may be added within 4 years. They are surveying the owners to see if there is a better use for the area.
- The convention center is still being studied regarding exactly what it would look like. The

study will give them a better understanding of what RC7 would look like.

- The aquatic center is no longer an option and is now a hotel site

HOA ACCOUNTING UPDATE - Ken Rabach/Deborah Scher

- The end of the year came in ahead of budget at \$13,000, which went into reserves.
- The use of funds will be determined at the annual meeting.
- A cash back credit card with no fees and 1.5% cash back has been ordered for use to help save funds.
- The renovation is favorable to budget

HOA UPDATE - Jim Simmons

- The renovation is coming along. It will be in 2 phases. The majority of the work will take place in the fall. The B lobby will be closed off and moved to the C building for the lobby improvements. It will take about 3 weeks for the heavy work. A plan is in place to minimize impact to guests.
- David Scher suggested that a business center be added to the C lobby. Jim Simmons added that a work center is being added to the B lobby.
- Jim Simmons will put some numbers together regarding adding an additional business center.
- The tourist information will need to be moved from the entrance.
- The C building can only be accessed with a fob.
- The wifi has been reconfigured.
- Mike Howe has been added as the new General Manager
- David Scher asked that a plan be implemented for winter regarding the roundabout.

COMMON AREA RENOVATIONS - Susan Monahan

- Carpet -Walk off carpet was presented for the wet, highly used areas.
- Some additional furniture items were presented.
- The adjustment in furniture items created additional savings.
- Faux leather will be added to the panels in the elevators.
- New light fixtures will be added in the hallway where the existing sconces are.

MAINTENANCE UPDATE – Ron Brenner

Jim Simmons addressed the Maintenance Update due the Ron's absence.

Completed Projects

- The trip hazard has been minimized in the lobby.
- The new countertops in the lobby have been added.
- The wall accents have been completed.
- Hot water recirculation in C building has been completed. The B building variable speed drive has been completed. It will help reduce cost.
- 360 damper actuators have been inspected and replaced.
- The ground floor hot tub is up and running for the summer. Some repairs will be needed in the fall.

- The bridge spa skimmer has been repaired.
- New door lock batteries have been installed.

Summer/Fall projects 2017

- Complete new fire alarm system.
- Replace leaking EPDM flat roof membranes outside C401, B503 and C415.
- Replace all 5 pool and spa heaters.
- Raise section of sunken concrete slab at main pool deck.
- Replace 3rd floor spa and plunge pool filters.
- Lobby and corridor flooring and paint light fixtures.
- Install new ASRL desk.
- Complete fire smoke damper.

3rd HOME PRESENTATION – Bob Flaig

- Bob Flaig was approached by thirdhome.com to put his condo in their rental pool for a week and you can trade it for another property in another location all over the world. They are all high-end properties.

MISCELLANEOUS

Nick Griess mentioned that a guest had issues with hot water taking a long time to get to the unit in the B building with the new water system.

ADJOURNMENT – Bob Flaig

David Scher motioned to adjourn. Bob Flaig seconded the motion. The meeting was adjourned at 4:02 with all in favor.