

**Sundial Lodge Condominium Owners' Association
Board of Directors' Meeting
September 25, 2015
3:00 P.M. - 5:00 P.M.**

Board members in attendance: Bob Flaig – President; David Scher – Vice President; Deborah Scher – Treasurer; Michael Janas - Secretary; Ron Neville – Commercial Representative

ASRL members in attendance: Jim Simmons – HOA Manager; Ron Brenner – Sundial Maintenance Manager; Ken Rabach – HOA Accounting; Brian Bell – Sundial General Manager

Homeowners and Canyons/Vail Resort staff in attendance: Kristin Huffmon – Canyons Sundial Lodge Resident Manager; Lara Janas – B321; Wendy Thomas – B320, Mike and Joyce Kunstadt – B307 and B410, Yehuda Yoked –C401, Brad Iverson – C104 and C411, By phone: Celia Gibson- B302

Call Meeting to Order – Bob Flaig

Sundial Lodge Board meeting was called to order at 3:06 P.M.

Additions to Agenda

Jim Simmons – Discussion on the potential sale of the man lift shared with Silverado and Grand Summit.

Approval of HOA Board Meeting from 1/9/15, Board Meeting from 6/19/15

Motion: Ron Neville made a motion to approve the 1/9/15 and 6/19/15 minutes as presented, David Scher seconded. The minutes were approved as presented, 5-0.

Jim Simmons acknowledged that the meeting minutes from the March 20, 2015 meeting were lost in the shuffle of a staffing change after a hardware failure. The minutes will be reproduced and submitted for Board review and approval.

The minutes will be posted to the HOA website at www.sundialhoa.com

RVMA Presentation – Brian Madacsi

Brian was introduced as the permanent Director for the Resort Village Master Association. He provided a brief overview of the Association and it's leadership board. TCFC and A&M are the principle land holders in the Canyons and hold the Class A board positions, the rest of the board is made up of other land owners and property representative. Brian noted that TCFC has a new CEO named Tom Jolley that has just started this month. There are several approved projects in the Canyons area that are being built or in the works.

Vail Resorts has signed an agreement to be the interim manager for the golf the course, they are expected to be the full time course managers under an agreement that should be signed in the next 12-18 months. The golf course will close this year on October 11. There are some remaining projects to complete the course that include moving the maintenance facility and realigning the hold next to Highway 224 to help prevent errant balls from being hit in to traffic. New comfort stations also need to be built. The clubhouse will continue to be run from the Grand Summit. The target fee per round is in the \$100 range. The course is in great shape. There is discussion of putting in driving range with netting. Current parking for the course is in the parking lot between Sundial Lodge and Westgate.

Jim Simmons asked about the covering of the dumpster. Brian suggested that the project be considered after RePlay establishes a plan for the space and how traffic will flow next to the building. A new area will need likely need to be determined for the dumpster.

The water drainage project in the roundabout area is a project that will be done in conjunction with RVMA as the area primarily is located on RVMA property but addresses water migration issues at Sundial Lodge. Ron Brenner will keep Brian in the loop as the project proceeds to determine any option for sharing the costs.

HOA Update – Jim Simmons

Jim discussed the recent DirecTV upgrades in the building. The entire process was delayed and problematic. Delays by Groove Satellite as the vendor caused some billing issues with the shared account with Grand Summit. Groove has indicated they will reimburse Sundial Lodge for duplicate payments caused by their delays. The HOA is holding back \$30,000 for the installation costs for the new system until the additional costs and compensation for the delays can be remedied to the Board's satisfaction.

Jim brought up the potential sale of the man lift that is shared by Sundial Lodge with Silverado and Grand Summit. There is concern about liability of sharing it between the different entities now that Talisker/Vail no longer activity manage it's use between them. Silverado Board has already asked ASRL to approach Sundial and Grand Summit to see about selling it. The Board agreed with investigating further. Any proceeds from a sale would be split in thirds with each property. Jim with follow up.

Jim provided feedback from many owners that were upset by the rash of emails from Sundial owners related to the Board election. Those owners were disturbed that their contact information was shared and felt that their privacy had been violated. Jim explained that under the property governing documents and State Statute the HOA is required to share certain HOA records, including owner contact information. The governing documents specify that contact with by owners to other

owners must be related to HOA business. Some owners felt that the emails had crossed the line. The HOA Board is discussing the HOA attorney what steps can be taken to define appropriate contact among owners.

HOA Financial Accounting Update – Deborah Scher and Ken Rabach

Deborah reviewed August and Year-to-Date financial statements for the HOA.

- YTD income is less than 1% unfavorable to budget based on the lack of interest income.
- Year-to-date total operating expenses are favorable to budget by \$3,725.12.
- Utilities are over budget YTD by \$6,399 or 4%.
- There is one owner with a dues account in significant arrears. Ken Rabach has been working with local collection service with no luck. The next step will be non-judicial foreclosure.
- The current reserve funding is just under \$580,000.
- There are a few capital projects that have not been completed yet this year and the Board is considering pushing them out to future years. Most notably the fire suppression system upgrade. The project is budgeted at \$106,080 and it can be extended to April/May of 2016. With that expense moved out, the Board discussed moving the remodel of common bathrooms up to this fall. The anticipated expense for the bathrooms would be \$30K to be done this year instead of next year. Ron Brenner believes he can do the work in-house with some direction by Interior Designer Susan Monahan. The Board approved to move forward with the project before ski season.

Motion: David Scher made a motion to approve Ron Brenner to move forward with a bathroom remodel for the common area bathrooms, not-to-exceed \$30,000 as discussed. Ron Neville seconded. The motion passed unanimously 5-0.

Maintenance Update – Ron Brenner

Completed Projects

- Replaced the corroded main level fire pit gas ring.
- Replaced ground level spa filter.
- Replaced ground level spa pump.
- Regular programmed equipment maintenance & inspections.

Fall Projects 2015

- Roundabout drainage work scheduled in October.
- Replace 3rd floor spa and plunge pool filters.
- Replace all unit and common area air filters.
- Re-seal upper and lower pool decks.
- Repair weathered pre-cast concrete window sills and column caps.
- Replace concrete that has fallen away outside B-224.

Ron discussed the benefits of the Association considering moving to a smaller, more efficient air conditioning water chiller as the current system has no back-up and is

oversized. He also suggested looking at a plan to replace the two large central boilers in the building to 3-4 smaller and more efficient boilers that will sequence as needed.

The Board asked Ron to come back with a proposal and associated costs for these changes for the Board to review.

Lock System and Second Lobby Desk

Michael Janas gave an overview of the process used to identify a new lock system for Sundial Lodge as the current system is at the end of its useful life and is problematic. Michael explained that Jim Simmons and Ron Neville had interviewed a few hospitality lock companies that specialize in projects similar to Sundial Lodge to identify a best fit. Jim identified the companies as; Ving, Kaba Ilco/Assa Abloy, VING and Point Central. Initially the Point Central lock was most appealing due to integrated climate control systems with the locks that turn down thermostats to desired set-points and turn lights off when the units are vacant. The system was implemented by Vail Resorts in their Northstar properties with good success and the thought of energy savings seemed very appealing. However, after receiving a full proposal, the costs for the energy management functions did not pay for themselves and resulted in greater operating costs. Therefore, not a good fit. The other companies have systems that use blue tooth and RFID technology or unique push button key codes for each guest/owner stay. The newer technology has application on smart phones that allow guests to use their cell phones or key fobs to access the units. The Board liked that idea, but the service is still relatively new and unproven. The Board elected to hold off on the lock change until 2016.

In addition, the Board discussed putting off the previous decision to remove the HOA desk from the Sundial Lobby after additional feedback from several owners that like the option of having some onsite services for owners that are not in the Vail Resorts rental program. Therefore, ASRL will continue to offer the on-site service for all owners as needed in to the foreseeable future. The desk arrangement could change if a direct-to-door option for a new lock system is selected. In the mean time, the second desk will continue as it has for the last 3 years.

Miscellaneous

There was discussion about the variety of services that Vail Resorts offers at Sundial Lodge related bell service, shuttle service and ski valet during the ski season. Currently ASRL subsidizes the cost for labor for those services for all units that are not under the Vail Resorts or ASRL rental programs. In other words, there are approximately 20 units that are not under one of those rental programs that ASRL covers to make the services available for all owners. There was discussion among the Board and ASRL on how to come to an arrangement to have all owners that wish to enjoy those services for themselves or their guest to participate in sharing the expense. The services are absorbed under the Vail Resorts and ASRL rental agreements with their rental owners, so approaching the remaining unit owners is the goal. Further discussion will be held on how to accomplish this.

There was discussion on adding a coffee machine in the lobby area that would be available for owners and guests to purchase coffee. Jim Simmons will investigate further with local vending companies.

Owner Brad Iverson asked about receiving Park City Television channel on the new DirecTV system. Jim Simmons recalls asking about it and the channel was unavailable through DirecTV previously, but Jim will go back and confirm it has not changed.

Brad Iverson also asked about an owner forum to facilitate discussion. Bob Flaig suggested that the HOA start a blog that owners can opt in or put of to participate in HOA discussion among individual owners. Jim Simmons will see about setting up a link to an HOA blog on the HOA website hosted by ASRL..

Adjourn Meeting – Bob Flaig

Bob Flaig motioned to adjourn the meeting. David Scher seconded. Meeting was adjourned at 5:10 P.M.