

SUNDIAL LODGE HOA BOARD MEETING

Sundial Board Room

September 30th, 2016

2:00 PM

Board Members Present

Robert Flaig – Board President (B403)

David Scher – Board Vice President (C403, C407, C408)

Michael Janas – Board Secretary (B321 & B406)

Deborah Scher – Board Treasurer (B402AB)

ASRL Staff Present

Jim Simmons – HOA Manager

Ken Rabach – HOA Accounting

Brian Bell – General Manager

Nicole Chastain – Owner Services Administrator

Sundial Homeowners & Guests Present

Brad Iverson (C411 & C104)

Melyssa Davidson - Morris/Sperry (Attorney for the HOA)

Susan Monohan – Interior Designs Park City

Call-Ins

Ron Neville- Board Commercial Representative – Vail Resorts

Kenneth Gott (owner of C204)

CALL MEETING TO ORDER:

Robert Flaig called the meeting to order at 2:07 PM.

ADDITIONS TO AGENDA:

No additions to the agenda.

APPROVAL OF JULY 2016 BOARD MEETING MINUTES:

LOCK SYSTEM UPDATE & DISCUSSION:

\$115,435.00 was the base price of the Ving lock system, and a discount of \$23,341.00 was secured. The net price is \$92,093.51 with freight, which is under budget. The lock system initially comes with 100 RFID cards and 250 fob keys. David Scher motioned to approve the lock system, Michael Janas seconded the motion to open the discussion.

- The keys are more secure than previously used keys and will not demagnetize
- Bluetooth capable, which can be activated as desired, but will not be activated initially.
- Existing vendor- no door modifications will occur and all hardware matches that which currently exists
- Melyssa Davidson (Attorney for the HOA):
 - From a legal standpoint the keys must:

- Provide every owner free access to their unit, exclusive of rental aspect (including tenants, renters, guests, friends)
 - Keys cannot be cloned
 - All owners must be treated equally
 - Door locks meet the Association's obligation to owners
 - Rental management companies/the Association runs a front desk by choice, there is no obligation per the Governing Documents.
- Discussion to follow regarding owners who rent their units in ways other than through ASRL and Vail.

The discussion was closed with 5-0 in favor of proceeding with the proposed Ving lock system.

- Discussion opened regarding distribution of keys to renters who rent in ways other than Vail or ASRL
 - Melyssa Davidson (Attorney for the HOA):
 - Sundial Lodge Governing Documents declare the property as a traditional condominium project, not a resort hotel.
 - No provisions exist in requiring or supporting the Association to facilitate rentals of the units
 - The Association/rental management companies operate a front desk by choice, there is no obligation per the Governing Documents.
 - Jim Simmons (HOA Manager):
 - Decide as an owners group what level of service you want to provide. ASRL will continue services through the ski season, but does not want to provide key services for free beyond the end of the ski season. It is ASRL's intent, with Vail, to identify the operational costs of additional services, including the hard cost of keys, and send out an optional bill to owners willing to reimburse for services paid for by ASRL.
 - Ron Neville (Vail Commercial Representative):
 - Vail will most likely provide the same level of service that they have in years past, but not guaranteeing anything at this time.
 - Vail will reassess on a yearly basis what services they will provide.
 - David Scher motions that ASRL and Vail continue operations as-is for the 2016-17 ski season. For this ski season, ASRL, through discussions with Vail, will present a cost for existing non-ASRL and non-Vail owners to optionally reimburse ASRL for services rendered. After the ski season, the HOA will take over the cost of these services, including: key cards, valet, ski room, and shuttle. ASRL and Vail will present an accurate and auditable calculation of the cost of these services and the HOA will present a per unit cost to Owners. The HOA has the ability to seek bids from other companies willing to provide these services. ASRL and Vail will provide an annual credit to owners within their rental program for fees already paid to the HOA for these services. Robert Flaig seconds the motion. The motion passes with 3 in favor, 1 abstaining, and 1 against.

- David Scher motions that the Board, through the HOA management team, will investigate by the end of the ski season the transition to one front desk and present to the Board at the March meeting. Deborah Scher seconded the motion. The motion passes with 3 in favor and 2 abstaining.

HOA ACCOUNTING UPDATE:

- Year To-Date- \$18,000 over budget, of which: \$4,000 is supplies, \$10,000 is labor, \$4,000 is utilities.
 - Supplies - pool towels
 - Maintenance labor wages - necessary increase of labor hours due to major maintenance issues including: water heaters going out, air conditioners going out, and pipes bursting. The labor hours seem to be moderating and security wages have decreased.
 - Utilities - water and sewer rates have increased throughout the Park City area, this is not an overage issue.
- The new telemetry system that the HOA installed for gas should positively impact gas bills.
- Unscheduled maintenance
 - Hot water pipe burst in a unit on the fifth floor and the supply line in the C Building \$12,526
 - Garage door broke \$1,115
 - Elevator hydraulic ram \$27,600

MAINTENANCE UPDATE:

- Stained decks and poles on the C Building surrounding the pool area
- Water Leaks in C Building
 - Water is constantly circulating which corrodes the pipes, the water is hard, and Sundial's one pipe system doesn't allow inhibitors to prevent corrosion. Normal wear and tear.
- Garage gate motor broke and is in the process of being replaced
- Electrical projects
 - Dampers being replaced by GTC Electric
 - 20% have been completed and completion may extend to springtime
 - None of the dampers were located where they were spec'd in the original plans and high occupancy has made getting into units difficult
 - Patching and painting being completely internally- saves on labor cost
 - Electrical Issues- Survey presented by an independent Engineering firm- \$166,000 of repairs to bring the property into compliance. All changes must be made, but prioritized based on life-safety matters. Jim Simmons suggests allocating half of the cost now and moving forward with the pool area and main electrical room insufficiencies.
 - Pool pump area

- Chemicals have deteriorated the system for the grounding for the electrical. When the property was built, and the lights were installed in the pool, they didn't ground the wires.
- Main electrical room arc-flashing occurring on some meters and equipment.
- David Scher motions that we immediately spend \$50,000 on life-safety electrical issues, as dictated by Jim. On October 7th, Jim will present a prioritized list of electrical projects to start. Robert Flaig seconded the motion. The motion passed with all in favor.

COMMON AREA RENOVATION:

- The time has come to upgrade the common areas, including the lobby and hallways. It is envisioned to create a cozier, functional space for owners and guests to gather in the lobby. Upgrade the hallways with new carpeting and lighting to make them brighter and seemingly wider.
- Place a physical presentation on a board in the lobby and send an electronic presentation to share what the Board has recommended and to collect owner feedback.
- David Scher motions that the Board approves to move forward with an assessment to fund the renovation to the common areas of the property with a budget of \$400,000-450,000 for the remodel, and 170,000 for the unplanned electrical project. Jim Simmons will present to owners the Board's recommendation for the renovation and an opportunity for anybody to give their feedback by December 31st, 2016 and the Board will vote on moving forward with the renovation and assessment in the January Board meeting. If the Board approves the renovation and design, the assessment will begin February 1st, 2017. Ken will provide the cost breakdown to the ownership by project and unit. ASRL will present payment plans to the ownership. Deborah Scher seconds the motion. The motion passes with all in favor.

OPEN DISCUSSION:

- RC22 parcel construction is moving forward with a three to six story building. Jim Simmons attended the county hearing and presented owner concerns about construction noises and requested that a mitigation plan be in place to reduce construction nuisances.

ADJOURNMENT:

Robert Flaig motioned to adjourn the meeting at 5:18 PM. Deborah Scher seconded the motion. The meeting was adjourned with all in favor.