

**Sundial Lodge HOA
Board of Directors Meeting
Friday, September 22nd, 2017
Sundial Board Room – Third Floor Building B
2:00 PM MDT**

Board Members in Attendance

Bob Flaig (via teleconference) – President
David Scher – Vice President
Deborah Scher – Treasurer
Michael Janas – Secretary
Ron Neville – Commercial Representative, Vail Resorts

ASRL Staff in Attendance

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

Call Meeting to Order: David Scher called the meeting to order at 2:03 PM.

Recording of Meeting Minutes: Ken Rabach noted that the meeting was being recorded for purposes of producing the meeting minutes; the recordings are deleted upon completion. Ron Neville noted that the meetings should not be recorded. Michael Janas motioned to not record the HOA meetings moving forward. Ron Neville seconded the motion. The motion passed unanimously. The recorder was turned off and put away and the meeting was not recorded. Meetings in the future will not be recorded, either.

Additions to the Agenda: No additions to the agenda.

June 16, 2017 Meeting Minutes Approval: Ron Neville motioned to approve the minutes. Michael Janas seconded the motion. Minutes approved with all in favor.

HOA Update – Jim Simmons

- The renovation is on schedule and on budget. Feedback from owners has been favorable.
- Nextelis conducted an audit of the property's WiFi and made changes to two access points which seems to have remedied the previous network and connectivity issues.
- The association is doing well in general with the exception of the chiller.

Financial Update – Deborah Scher & Ken Rabach

- On-budget on a YTD basis.
- YTD meeting room income of \$3850.
- No YTD legal expenses which puts the association \$2000 below the legal fees budget.
- Wholesale gas contract signed last year continues to provide reduced expenses. YTD, the association is \$2400 below budget
- Internet is over budget due to necessary improvements.
- There were large and unanticipated maintenance expenses that were funded from capital reserve.

Common Area Renovation Update – Ron Brenner and Jim Simmons

- Timeline of projects remaining and to be completed prior to ski season (Canyons Village opens November 22nd):
 - Current scheduled completion date of the lobby renovation is November 30th
 - Ron Neville and the board noted that the village is opening on November 22nd, right before Thanksgiving, and it would be ideal to push some of these dates up to have the lobby completed by opening day

- Ron Brenner believes this is feasible and will work with contractors to expedite the lobby renovation

Maintenance Update – Ron Brenner and Jim Simmons

- There are several options to address the chiller failure
 - Repair the Old Chiller
 - Strong possibility that the problem is in the breaker system. The anticipated cost to repair this is \$7,000, however there is a chance that the repair will not revive the chiller and this would put the association out about \$7,000.
 - New Chiller
 - Would be around \$300,000 after potential rebates
 - Michael Janas agreed to explore the details and terms of purchasing a chiller on a lease-to-own basis
 - David Scher noted that a 10-year lease with the option to purchase after two years could be advantageous for the association.
 - A lease-to-own would help the association continue to fund the reserve (currently funded at around \$650k) over the next few years, rather than depleting it significantly at one time. This would also avoid another special assessment.
 - David Scher motioned that up to \$7,000 be dedicated to repair the current chiller. Ron Neville seconded the motion. The motion carried unanimously.
 - The board will await Michael’s discoveries on a lease-to-own and revisit this discussion.
- Elevator Repairs
 - There were some elevator issues during summer season with the elevators getting stuck
 - Ron Brenner noted that the elevators are old and are being serviced monthly by Thyssen Krupp.
 - Thyssen Krupp will perform a load test on the elevator with the new hydraulic ram to ensure it can sustain 2500 lbs.
- Smoke Damper Projects
 - 50 of 360 remaining. All units completed except for the second floor of the B Building
 - The remainder of this project will wait until spring. It is very time consuming for onsite staff with the renovation and the winter season approaching.

Electrical Survey and Repairs

- 127k budgeted for this fiscal year
- Awaiting a bill from GTC for work completed
 - It is expected to be around \$25,000-\$30,000

Bluetooth Unit Lock Upgrade

- Zaplox produces an app that integrates with our lock system to generate unit keys via electronic devices.
- When a guest has an existing reservation, the HOA administrator can facilitate unit access and date of stay confirmations via smartphone/tablet.
- \$10,000 to setup and \$5/month/door for units who use the service.
- Discussions regarding the logistics need to follow. After other necessary expenses, conversations will be revisited at later board meetings (January or March).

Open Discussion

- ASRL 24-hour front desk at this time is only a few days a week due to staffing challenges.
 - HOA has an obligation to provide all owners with keys, but not required to staff a 24/7 desk
 - SMS (ASRL's property management system of individual units) will soon have non-Vail/non-ASRL rental program units in the system to help with arrival expectations, and help the HOA better track anticipated guests/owners that do not participate in Vail/ASRL rental programs.
- Will consider locking doors to both buildings with a phone in the vestibule in the event we don't have a 24-hour front desk
- Vail and ASRL will have 24-hour front desks this winter
 - Vail and ASRL will discuss the logistics of night security during times of season when a 24-hour front desk isn't staffed.
 - Ron Brenner will present a proposal of equipment costs to lock doors with phones in the vestibule when desks aren't staffed
 - Building access restraints will be discussed in the January Board Meeting

Adjournment: Michael Janas motioned to adjourn the meeting at 3:00 pm. Ron Neville seconded the motion. Meeting adjourned with all in favor.