

**SUNDIAL LODGE CONDOMINIUM OWNERS' ASSOCIATION, INC.**  
**2017 ANNUAL MEETING**  
**SUNDIAL BOARD ROOM – THIRD FLOOR BUILDING B**  
**SEPTEMBER 23, 2017**  
**9:00 AM MDT**

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***Board Members in Attendance***

Bob Flaig – President (via teleconference) – B403  
David Scher – Vice President – C307  
Michael Janas – Secretary  
Deborah Scher – Treasurer  
Ron Neville – Commercial Representative

***ASRL Staff in Attendance***

Jim Simmons – HOA Manager  
Ken Rabach – HOA Accountant  
Ron Brenner – HOA Maintenance Manager  
Mike Howe – Sundial General Manager  
Nicole Chastain – Owner Services Administrator

***Homeowners in Attendance***

Karen Blackmon – B208  
Dan Dadourian – C007  
Hilary Cholhan – C406 & C410  
Lance Wallin – B415 & C202 (via teleconference)  
Jerry Gumbert C312 – (via teleconference)  
Joe Molony – B222 (via teleconference)  
Cindy Lopatriello – B205 (via teleconference)  
Bonita Valenti – C301 (via teleconference)

***Guests in Attendance***

Nick Griess – Vail Resorts- Senior Property Manager  
Mary Walter – Vail Resorts- Grand Summit General Manager  
Heather Janas – Daughter of board member and unit owner, Michael Janas  
Brian Madacsi – CVMA Director  
Angel – Girlfriend of Bob Flaig  
Luke Cholhan – son of Hilary Cholhan

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**CALL MEETING TO ORDER:** David Scher called the meeting to order at 9:08 am MDT, noting that Bob Flaig was attending via teleconference because he could not attend due to health reasons.

**APPROVAL OF 2016 ANNUAL MEETING MINUTES:** Deborah Scher motioned to approve the 2016 minutes. Ron Neville seconded the motion. The motion passed unanimously.

**ESTABLISH QUORUM:** The quorum was established at 40.22%. The quorum requirement is 25%.

**BOARD ELECTION:** Bob Flaig (40.57% of total votes) and David Scher (38.67% of total votes) were welcomed back the board. Ron Neville motioned to keep the current board slates in place. Michael Janas seconded the motion. The motion passed unanimously.

**CVMA UPDATE – Brian Madacsi; Director of CVMA:**

*The master association for the SPA (Specially Planned Area) is CVMA*

- A tentative date of December 12, 2017 has been set for the Class B Elections
  - Notices will be sent to all owners

- Nominations are due 30 days in advance
- 5 trustees will be elected
  - 3 primary trustees and 2 alternates
- Forum improvements
  - Drainage issue will hopefully be remedied this season
  - New landscaping and lighting
  - Expand Umbrella Bar perimeter
  - The Long term forum plan committee in place is entertaining ice skating rink idea
    - CVMA will be funding source for ice skating rink and there is potential partnership with the resort for funding. There is a possible special assessment, but it is not anticipated.
  - Canyons Village circulator shuttle
    - Close to implementation- possibly 2017/2018 season
    - Currently collecting data to determine a need and working with PC transit to attain rider numbers
- Projects in Progress
  - Apex
    - Currently finishing foundation
  - Lift
    - Broken ground and will be worked on through winter
  - Lower Village
    - Blackstone Townhomes
    - Juniper Landing – finishing building this winter
    - Fairway Springs – finishing building this winter
  - F7
    - Three residences by Frostwood Gondola
    - Completion within 2-3 months
  - White Pine Canyons Village
    - South of Blackstone
- Transportation and Traffic Circle
  - CVMA will staff Friday, Saturday, Sunday, with discussions to follow with further details
  - Cameras to monitor traffic will be installed.
- Potential Future Drop-off Areas
  - RC5 on corner of Westgate with elevators for handicapped accessibility
  - By the Edge Steakhouse
- The waterpark was removed from the plans

#### **TCFC – Larry White**

- Changes
  - Lower Village
    - County didn't agree with TCFC's plans for workforce housing
    - Previous plan included parking garage by transit center/Cabriolet
      - No parking structure anymore
      - Lower Village parking lot completes parking obligation for the entire Canyons area
    - Agreed to accommodate 1107 employees

- 50% allowed offsite, but for convenience, and traffic mitigation on 224, negotiations with IHC are leading to an acquisition of the IHC's currently owned site next to the area
- Approval scheduled with planning commission for October 3<sup>rd</sup>, then goes to the county counsel to be approved by Thanksgiving
  - Workforce housing (Anything else?)
    - Spring of 2019 construction
- RC 16, 17, 18
  - Going to the planning commission late 2017/early 2018
- RC14 – 2019 construction
- Assessment district contributes 5 million dollars
- Canyons/Vail employee parking off 1-80 near Ecker Hill
- Timing of re-routing of Sunrise Lift
  - 2019 to coincide with completion of lift and construction of 17/18
- In negotiations to have RC5 connect to Westgate
- Traffic mitigated in Sunrise circle with multiple new drop-off points and Sunrise Lift
- 17 and 18 height
  - Proposed to define height of parcels by sea level rather than stories
    - Predictable vs. grades and stories
    - Accepted by the planning commission
  - It is equal to Lift and lower than first level of Vintage
- Kimball Arts Center and Sundance Institute plans fell through
  - Going to Bonanza
- Golf course open hopefully until mid-October
- Under vail lease – area next to the gondola.

#### **HOA ACCOUNTING UPDATE – Ken Rabach and Deborah Scher**

- On-budget on a YTD basis
- Board room income comes from the bands that play in the forum, preparation room
  - \$3850
- Expenses
  - Under budget in legal expenses
- Contracted wholesale natural gas delivery
  - Savings for association
- Overages
  - Supplies and Repairs in Maintenance, but close to budget on the basis of operating level
- Capital Reserve
  - Renovation on budget and on schedule
  - Chiller
    - Failure in August and Ron Brenner has been working diligently to identify the problem, it's still not clear whether it's the electrical service to the unit or the chiller itself
  - Elevator
    - Unexpected issue
  - 85k in unanticipated capital expenses
- IRS 70-604

- According to IRS, 604 ruling states that homeowners and BOD need to have a vote polling homeowners to determine what to do with their operating surplus
  - With the operating surplus of \$15k, homeowners can choose to:
    - Transfer to capital reserve
    - Return money to homeowners
    - Delay the vote for this money one year to be voted on the following year
  - David Scher motions that the IRS70-604 revenue be transferred to the reserve account for this fiscal year. Deborah Scher seconded the motion. The motion carries unanimously amongst BOD members and homeowners present via presence, teleconference, and proxy.
- Buildium
  - New accounting system – online portal
    - BOD requests that we make use of the functionalities of the portal
      - Individualized account for HO to make secure payments
        - Encrypted and PCI compliant
        - If all HOA off ACH and paying online, could save the HOA 2,025/year
          - David Scher motions to end ACH payment capabilities effective the start of the accounting cycle after the January 5<sup>th</sup> board meeting, after providing the owners with information on the security of the website. Deborah Scher seconds the motion. Motion passes 4-1.

#### **Maintenance Update – Ron Brenner**

- Chiller Failure
  - Sundial has one large chiller, rather than two, so the property does not have a backup when it fails, as it recently did.
    - The cooling tower is currently cooling the building. This was problematic during the hotter months, but with winter approaching, the board has decided to take their time thoroughly exploring the association's options. The cooling tower is capable of sustaining the building's climate through May.
  - The insurance company sent two inspectors: one mechanical and one electrical. There is a strong possibility that the issue is in the breaker system. The estimated cost to repair the issue in the breaker system is \$7,000.
    - The board has decided to allocate \$7,000 to complete this repair, operating under the understanding that there is a chance that this repair will not revive the chiller. If this revives the chiller, it is expected to last about five more years before reaching its final lifespan.
      - If the repair is successful, a new chiller will still be purchased in the future and old the chiller will be phased out and used as a backup.
        - A new chiller will be around \$300,000 after potential rebates. Michael Janas will explore the details and terms of purchasing a chiller on a lease-to-own basis. A lease-to-own option would allow the association to continue to fund the reserve over time,

rather than taking a large amount at once. Michael Janas will report back to the board with his discoveries on this option.

- Snow Melt Cables
  - There weren't any snow melt cables on northeast side of Building B
  - Being added
  - B411 leaks – adding cables over here
- Ground floor hot tub still has a leak
  - Cameras sent down pipes
  - Isolated to one of the jet pumps
  - October 5<sup>th</sup>, a pool guy is coming out to try to find the leak
- Electrical engineer performed a walkthrough last year and identified troubled areas
  - Pool Pump Rooms
    - Wire, switches and conduits are corroded and need replacement next spring
  - The BOD authorized \$120k to complete repairs
    - \$100k was included in the renovation special assessment
- Fire Smoke Dampers Replacements
  - C building is complete
  - B building is complete with exception of 2<sup>nd</sup> floor
    - Will be completed in spring

#### **Common Area Renovation – Susan Monahan**

- Remaining Projects and Logistics now until Thanksgiving (completion)
  - More improvements than originally anticipated
  - Carpeting will begin in C Building, then furniture installed
    - Then the B Building
    - Then the lobby
  - Commercial grade, high-end furnishings
  - Make the lobby quieter with carpeting
  - LED lighting installations
  - Appearance of one front desk staffed by HOA and Vail
  - Push-automated doors from garage into elevator vestibules by ski season
  - ATM and vending machines will be moved to first floor
    - Better traffic flow and less of an eyesore
  - Painting should be completed in B Building by first week of Oct and will start CBuilding after
  - Existing desks will be moved to the C Building while new desk is installed
  - Carpet replaced in ski room, furnishings will remain
  - Ski Room Congestion
    - Nick Griess improving organization of the flow of traffic
      - 3-4 ski checks

#### **GoTo Meeting Owner Questions**

- How can we book the board room?
  - Contact Nick Griess. For owners, a cleaning fee is incurred.
- Is the board room being promoted by the Canyons Group Sales?
  - Yes
- Mike How will follow up with the impact of the renovation between now and completion.

#### **Bluetooth Lock Upgrade – Jim Simmons**

- New lock system has Bluetooth opportunities. HOA Manager Jim Simmons has contacted a vendor for potential opportunities to have Bluetooth lock system capabilities
  - Zaplox
    - Produces a mobile phone application to generate unit access via mobile device
    - \$10k up-front cost
    - \$5/month/unit that uses the system
    - Further discussions by the board will follow

### **Open Discussion**

- Package receipt is a nightmare at Sundial
  - There is no consistent/unified process for receiving packages at Sundial
    - USPS delivers to the GS to be distributed to other locations
    - The board and HOA management company will work to solidify a process to improve this
      - Will report back at the January meeting
    - Owners can send their packages to the ASRL corporate office
  - County told an owner that Sundial cannot be claimed as a primary residence
    - The board and management have no knowledge of this and will follow up with this owner
  - Lounge and storage
    - Exponential increase of usage for summer and winter
      - Nick Griess recommends the relocation of ski racks and making the area more suitable for next summer
        - Ron Brenner and Nick Griess will work together on this
          - Quotes for ski racks
        - This will be a topic at the January meeting
      - Storage and capacity limits the efficiency of the lounge
        - Sign-in lounge encourages owners to use the ski chalet near the gondola
          - Owners in Vail rental program have free use of this

**Adjournment:** David Scher motioned to adjourn the meeting. Ron Neville seconded the motion. The meeting was adjourned at 10:51 am with all in favor.