

**SUNDIAL LODGE CONDOMINIUM OWNERS' ASSOCIATION, INC.  
QUARTERLY BOARD MEETING**

**Sundial Board Meeting  
March 11, 2016  
1:00 P.M.**

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**Board Members in Attendance:** David Scher, Vice President & Sara Scher –C307, C403, C408, Deborah Scher, Treasurer – 402 A&B, Bob Flag - B403 HOA President (Call- In), Mike Janas, Secretary - B406 (Call – In), Ron Neville – Vail Resorts Commercial Representative,

**All Seasons Resort Lodging Staff in Attendance:** Jim Simmons – HOA Manager, Ken Rabach – HOA Accountant, Linda Lyles – Homeowner Liaison, Ron Brenner – Maintenance, Brian Bell – Sundial Lodge, General Manager

**Non-Board Members in Attendance:** Brian Madacsi – Canyons RVMA, Grant Fawcett – Point Central, Nick Griess – Sundial Property Manager

**Homeowners Call – In:** George Tracy & Indira -B-305, Lance Wallin – C202, B415, Jerry Grochow – B213, Juanita Duback – C102

**Present at the Meeting:** Leon & Ai Peshek -C002, Marsha Spitz - B411, Jackie Cohen - B405, Deb Gott – C004, C204, Ken March - C004, C204, Cindy & Bill LaPetriello - B205,

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I. CALL MEETING TO ORDER: David Scher called the meeting to order at 2:12 P.M. Introductions of the Board and guests in attendance were made.

II. ADDITIONS TO AGENDA: There were no additions to the minutes.

III. RVMA UPDATE

Brian Madacsi – Canyons RVMA

Roundabout Parking Discussion:

- Parking in the roundabout has become an increased issue. David Scher had significant issues upon arrival in the roundabout at the Sundial Lodge. Brian Madacsi-Canyons RVMA met with Jim Simmons and Ron Neville at the roundabout area to witness the issues and congestion in the roundabout. There is 30 minute parking in the adjacent lot for drop off and loading. There is no signage related to parking. Brian Madacsi feels signage or staffing could help issues. There is available land on the side of the road before you reach the roundabout where parking could occur. Several properties at the Canyons Resort have staff members to monitor parking or drop-off. The Sundial is skier drop off for the resort. There was a discussion regarding having Vail and other properties at the Canyons Resort to help pay for staff to monitor drop off and parking. David Scher asked that Jim Simmons look into ideas to monitor or ask local companies to find alternate drop off locations. David Scher asked that for the next 30 days someone be hired to monitor the roundabout for 2 hours in the morning and 2 hours in the evening. David Scher asked that Vail Resort participate financially with ASRL and Sundial HOA to employ someone to monitor the roundabout.

Golf Course:

- Rates for the seasons should be out shortly for RVMA members. The course will open by the end of May.
- The board of trustee will review a new master plan for the Canyons Resort in the next week. It is encouraged for property owners review the new master plan. There will be road changes and transit center changes and more. This is a developer master plan not a RVMA master plan.

#### IV. HOA MANAGEMENT UPDATE:

Jim Simmons - ASRL

Update for the Board regarding current projects and proposed projects.

- The new trash enclosure has been well received by owners.
- Grant Fosset of PointCentral will shortly make a presentation on their lock system.

#### V. FINANCIAL UPDATE

Deborah Scher

- Revenue is slightly behind because there is almost no income on cash due to interest rates.
- Professional fees reduced due to a full a review instead of a full audit every three years.
- Expense reductions due to reducing decorating expenses for the holidays.
- Cost of pool towels went up due to theft.
- Over budget on maintenance and snow removal.
- Utilities have increased. Water is up \$8000. Sewer and septic is up \$7000.

#### VI. NEW BUSINESS

David Scher

- Jim Simmons and Ron Neville will work together to resolve the issues with staffing the front desk in the after hours. They will also work to resolve the negative comments from Trip Advisor.

#### VII. HOA RECOMMENDED RENTAL SERVICES STANDARDS

- Deb Gott asked that a set of recommendations be set as guidelines for owners.

#### VIII. OLD BUSINESS

- Approval of 2016 Board Meeting Minutes

MOTION: Deborah Scher motioned to approve the Sundial 2016 Board Minutes. Ron Neville seconded the motion. Minutes approved.

#### IX. MAINTENANCE UPDATE

Ron Brenner

##### COMPLETED PROJECTS

- 3<sup>rd</sup> Floor jet pumps were replaced.
- Snowmelt supply wire was rerouted.
- The fire pit burner was shipped to the manufacturer to be rebuilt.
- 3 new light fixtures were added to brighten the garage.

- New wall mounted shampoo and body wash dispensers were added in all the common area showers.

#### X. SPRING & SUMMER PROJECTS 2016

- The fire alarm system will be replaced after the ski season.
- Fire smoke damper motors will be replaced to help with better circulation. Ron will try to repair 20 to see if they can be repaired before replacing them.
- All the balcony log rails will be recoated along with the steel columns
- Air filters will be replaced in all the rooms and common areas.
- Sprinklers in the roundabout and lawn will be repaired.
- Electrical engineer and electrician will be submitting a report on the condition of the building.

#### XI. LOCK PRESENTATION

Grant Fawcett – PointCentral

PointCentral is a commercial grade smart home industry standard. 195 total main condo locks with 45 shared locks at the Sundial Lodge.

- One lock with multiple access options.
- Online smart lock.
- Control room temperatures remotely would save the HOA about a 10% savings in energy expenses.
- Housekeeping entering and completion.
- Guest arrival and departure.
- Unauthorized access.
- Inspection beginning and completion.
- \$160,725 is the fee to implement the system.
- \$40,000 is the annual service fee.
- Vail and ASRL could help participate in the monthly fees as well as individual homeowners.
- The HOA would be responsible for about \$15,000 a year.
- The saving in energy costs would offset the costs.

#### XII. MISCELLANEOUS

- Housekeeping staff was rude to a guest after being asked to stop slamming doors. ASRL & Vail will try to identify the individual.

#### XIII. ADJOURNMENT

Meeting adjourned at 4:20.