

# SUNDIAL LODGE CONDOMINIUM OWNERS' ASSOCIATION, INC.

Quarterly Board Meeting  
Sundial Board Room  
Friday, February 19th, 2015  
2:00PM

## I. CALL MEETING TO ORDER

- Meeting called to order at 2:00PM

## II. ADDITIONS TO AGENDA

- Transition to One Service Desk
- Garage Usage / Parking Permits
- Board / Banquette Room Usage & Rental Policy
- Lock System Update
- HOA Contract Extension

## III. RVMA UPDATE

### A. Golf Course

- Opened June 1<sup>st</sup>, 2015
- RVMA owns 40%, TCFC (developer) owns 60%
- Vail to take control of 60% portion from TCFC in approximately one year. Interim management agreement with Vail to be finalized within the next month.
- Tee times, green fees, etc available online at: [www.canyons.com](http://www.canyons.com)

### B. Transportation Plan

- RVMA continues to work with county master developer and resort operator (Vail) to establish a plan.
- Current programs: Car pool incentive, working with respective hotels to offer employee shuttles, tracking traffic on HWY 224.
- Waiting on county approval for further implementations as specifics will change based on build out schedule for Canyons (currently 25% complete).
- Confidential: Visual overview of Replay conceptual plans for future new development was presented. Sundial Lodge will be at the center of the finished project.

### C. RVMA Election

- Sundial Lodge votes not in majority as votes were divided between Grand Summit, Silverado and Sundial.
- William Srinivasan of Escala Hyatt won Rodger Stephens' board seat. Next election in 2017.

- Class A voting members: Ron Neville, Beth Lohman
- Class B voting members: Brian Waltrip, Dick Frost, Gordon Cummins, Steve Osguthorpe (new guy from Escala).

#### IV. HOA UPDATE

##### A. DirecTV Install

- DirecTV did NOT complete installation by deadline. HOA to request appropriate compensation upon completion.
- All hardware and infrastructure in place in both buildings. Interior connections and signal verification remain.
- Completed: B Building, 4<sup>th</sup> and 5<sup>th</sup> floors.
- Scheduled: B Building 3<sup>rd</sup> floor and C Building for July 7<sup>th</sup> install.
- Brian and Kristin will coordinate access for install and request that and Operation Manager from DirecTV be on site to supervise remaining installations.
- Board to examine a completed unit to evaluate athletics.

##### B. New WiFi Access Points

- WiFi access points added at strategic locations: B321, near B401, B402 and B411.

##### C. Transition to One Service Desk

- Transition to one desk, effective November 1<sup>st</sup>, 2015. Desk to be operated by Vail.
- ASRL HOA still present in the building. Brian to maintain an office.
- **MOTION:** David S. motions that as of November 1<sup>st</sup>, 2015, Vail and ASRL to affect a situation wherein there is only one desk in main lobby, to be operated by Vail and Associates. Motion seconded by Ron N. and passed unanimously.

##### D. New business Garage Usage / Parking Permits

- Parking permits have been issued to each owner. One permit per unit.
- Guests / Renters receive ONE temporary pass. Fee being established for additional permit.
- No trailers, snowmobiles, leisure vehicles or equipment may be parked in the garage.
- Proposed fee of \$250.00/month for additional space or long term "storage". Jim Simmons to finalize and draft policy.
- Owner storage cages: Any items NOT in cages to be removed and discarded.
- **MOTION:** Bob motions to disband customer service and parking committees. Motion seconded by David S. and passed unanimously.
- Members will be contacted individually prior to being named and thanked for service in upcoming newsletter.

##### E. Board / Banquette Room Usage & Rental Policy

- Owners and employees to pay cost of cleaning.
- Cleaning fee established as \$50.00 per usage.
- Available by reservation only in order to monitor owner usage (no limit).

- Board room will still be promoted for commercial use for additional revenue.

#### F. Lock System Upgrade

- Existing electric lock system has become outdated.
- September / October installation for new system. Operational by November 1<sup>st</sup>, 2015.
- HOA rules and regulations require similar access to every owner. Approximately 30 owners NOT participating in Vail or ASRL programs. Operations staff to coordinate with respective management and rental companies to facilitate install.
- **MOTION:** David S. motions to introduce new lock system to ALL owners, paid for by HOA out of capitol budget. Motion seconded by Deborah and passed unanimously.

#### G. HOA Contract Extension

- ASRL HOA contract to be extended with the same terms and conditions for an additional 3 year.
- ASRL will move HOA administration off site to corporate office at Kimball Junction.
- **MOTION:** David S. motions for board to approve with addendum; ASRL to continue to satisfy the shortfall of \$47,000.00 through the end of the next year term, shortfall not to exceed \$40,000.00 in the remainder of the contract, 3 years rom next May 1<sup>st</sup>. Term to be extended from May 1<sup>st</sup>, 2016 through April 30<sup>th</sup>, 2019. Motion seconded by Michael and passed unanimously.

### V. MAINTENANCE UPDATE

- Cosmetic landscaping at entrance and surrounding pool area contracted out to Park City Nursery; \$1200.00
- Additional 300ft of bird spikes installed on balconies. More nests to be removed.
- Power-washed garage as annual spring project.
- Two ground level pool spa controllers replaced (control PH and chemical levels).
- Replaced oil in compressor; \$4000.00
- Noise from operating the cooling tower registered several decibels above allowable level. Noise ordinance only in effect from 9:00PM – 7:00AM. Fan operation schedule adjusted to comply and a fence was added to fan enclosure to direct sound vertically.
- Completed storm drainage plan' Storm drain catch basin in the round-a-bout with a 6" pipe that ties into existing system. Plan has been submitted to RVMA for approval.
- Pool pump on bridge replaced due to crack.
- Pool deck needs to be replaced. Discussion of epoxy and pebble. Ron procuring samples.
- Discussion of replacing concrete column caps with metal to better handle snowfall. Quote from Retro Custom Metals: \$15,700.00.

### VI. FINANCIAL UPDATE

- \$3,500.00 under budget YTD in operating.

- Maintenance, wages and benefits \$3,000.00 over budget.
- Program maintenance \$4,000.00 under budget.
- Security wages budget listed as \$4,000.00/month (\$29,534.00/year).
- Generator fuel expenses to be moved to programed maintenance budget.
- Receivables at \$78,000.00.
- Deferred revenue at \$262,000.00 as quarterly earnings are separated into monthly allotment.
- Potential to sell shared lift to generate additional funds. HOA to offer option to sell out share to Grand Summit.

## VII. LIMITED COMMON AREAS

### A. BBQs On Decks

- Potential to affect insurance as loss control point.
- Declarations support restricting use based on “noxious fumes” and “safety”.
- BBQs are available for use in pool area.
- **MOTION:** Bon motions to disallow BBQs. Motion seconded by David S. and passed unanimously.
- New common area restrictions on BBQs to be added to upcoming newsletter.

### B. Patio Furniture

- Priorities determined to be: maximum height allowance, color and material restrictions.
- Determined that enforcing height restrictions could be potential liability.
- **MOTION:** Bob motions that patio furniture must be in neutral tones, well maintained and of material other than plastic. Motion seconded by David and passed unanimously.
- All owners to be informed of new restrictions in upcoming newsletter.

## VIII. ADJOURN MEETING

- Meeting adjourned at 4:04PM