



## SUNDIAL LODGE

May 5<sup>th</sup> , 2017

Good Afternoon Sundial Owners,

### **Budget Ratification**

As you are aware, The Sundial Board of Directors held a Budget Ratification Meeting conference call on Thursday, April 27<sup>th</sup>, 2017. During this meeting, the 2017/18 Budget was ratified which included a 4.9% dues increase to fund the capital reserve. The dues increase begins today which marks the start of the HOA's fiscal year. The 2017/18 Budget is available online at: <http://www.allseasonsresortlodging.com/hoa/sundial-lodge/forms-documents>. Additionally, the board ratified the \$700,000 special assessment to fund the renovation. The \$700,000 special assessment includes contingency; if unused, these funds will be added to the capital reserve. Owners will be assessed beginning on June 1<sup>st</sup> and can pay their special assessment either monthly, quarterly, or in one installment. The special assessment duration is 12 months. Please contact Peg Ross at [pross@asrlodging.com](mailto:pross@asrlodging.com) if you wish to set up an installment plan.

### **Common Area Renovation**

The renovation begins next week, with work suspending on June 16<sup>th</sup> for the summer season. The remainder of the work will resume in November and be completed by December 1<sup>st</sup> for the 2017/18-ski season. The first phase will include work in the B Building lobby on the staircase and fireplace. The HOA desk will be relocated adjacent to the Vail Resorts desk and the unused doors that previously accessed the commercial space next to the lobby will be removed with new permanent wall in place. Painting in the common area hallways and lobby will also take place. Phase 2 in the fall will involve all flooring and lobby furnishings to be completed prior to the ski season.

Anticipated Renovation Timeline -

**Week of May 8th** - paint color selection is presented to Board for approval; additional paint bids finalized; fireplace demolition; staircase base area demolition.

**Week of May 15** - paint contractor selected and work begins. Door demolition between lobby and North Face, new wall installed and painted.

**May 22 - June 16** - Monday-Friday 8am-5pm work will continue on initial projects before stopping for the summer.

**August** - final furnishing selections ordered by Susan for delivery in late November. **November** - carpet and LVT floor to be installed. Dates TBD

**November** - furnishings installed as soon as flooring is complete.

**December 1** - All work complete

A few owners have asked about the process to design and bid the renovation project at Sundial. The HOA Board has worked with local Interior Designer Susan Monahan with Interiors Park City for the last 2 years, along with a design review committee made up of residential unit owners and Board members to develop a comprehensive plan to provide consistency in all common upgrades. The plan and design elements have evolved over the 2 year period based on owner feedback during board meetings, from renderings shared with owners and posted in the lobby, as well as an owner Facebook page. The Designer was paid an hourly fee and offered wholesale pricing on furnishings, fixtures and décor and also the flooring selected with no mark up. The painting project is the only portion of the project that was bid out to 5 different vendors. Otherwise all aspects of the project are being overseen by onsite HOA management staff or through a wholesale contract through the designer to ensure great value in the renovation. We are excited to refresh the property and continue to build a firm reputation for Sundial Lodge as a top lodging property at the Canyons Base area.

### **Sundial Lodge Roof**

A concern was raised by two unit owners regarding a change in the eventual budgeted expense related to the roof for Sundial. As the single largest expense in the capital plan, the roof is certainly an important reserve item the Board is watching. The last independent reserve analysis was for the 2014/15 fiscal year and identified the pitched roof as having a 20 year life span with 5 years remaining and a worst case expense for the entire project of \$434,250. Under the current reserve plan, the replacement has been moved out to start in 2023 and 2024 at a cost of \$447,480. The decision was made to move the anticipated replacement out based on the condition of the roof. A roofing contractor was brought in to evaluate the roof and our onsite Maintenance Manager has personal knowledge of the roofing material as it is identical to the shingle materials on his local home that exceeded the anticipated lifespan of 20 years. In addition, over the next 5 years the reserve plan has \$5,000 allocated each year for minor repairs to address any localized issues. We have two buildings with many roof lines that will not fail at the same time. At this time there are no known leaks in the roof for either building. For these reasons the Board felt comfortable in moving the project out as currently budgeted.

### **Copper Pipe Replacement**

The Association is in the process of replacing many copper pipes that circulate water through the building. These pipes have a constant flow of water through them and due to Park City's hard water, the abrasive nature of the water breaks down the copper walls of the pipe over time causing pinhole cracks that will leak before eventually bursting. Maintenance Manager Ron Brenner is a Master Plumber and is overseeing the replacement of problematic pipes that are located primarily on the 5<sup>th</sup> floor in both buildings. The work is scheduled to be completed in May.

### **Canyons Master Plan**

There continues to be questions and comments by Sundial Lodge owners and surrounding property owners regarding the proposed building heights and density changes for the adjacent land to be developed under the Canyons Master Plan. See the link below for a recent Park Record article that explains further:

<http://www.parkrecord.com/news/summit-county/height-amendment-in-proposed-canyons-master-plan-raises-concerns/>

### **New Lock System Is A Great Success!**

Sundial Lodge implemented a uniform RFID unit access controls system prior to the ski season. The Association has received unanimous positive feedback regarding the RFID system. In addition to the elimination of unit access hindrance, pool and hot tub abuse has been mitigated. One area to clarify: you must *hold*, not wave, your fob or key card at the garage access point where the posted note indicates to do, it can take four to five seconds for the access control reader to process your entry. Additionally, and as requested, access controls have been added to the C Building lobby entrance; these access controls are in effect 24/7.

### **WiFi Issues?**

A handful of unit owners have had some WiFi connectivity issues. There have been multiple WiFi access points added to the buildings and management is working to improve the existing WiFi signal throughout the property. The Board requests that any owners experiencing connectivity issues report such to Jim Simmons at [jsimmons@asrlodging.com](mailto:jsimmons@asrlodging.com).

We look forward to our property's improvements and 2017 summer season in beautiful Park City, Utah. As always, your Sundial Board of Directors is committed to continually improving the Sundial Lodge. If you have any questions or concerns, please direct them to Nicole Chastain at [nchastain@asrlodging.com](mailto:nchastain@asrlodging.com).

Sincerely,

Your Sundial HOA Board of Trustees