



SUNDIAL
LODGE



SUMMER 2016 NEWSLETTER

QUARTERLY BOARD MEETING

The Sundial Lodge Management Committee will hold a quarterly board meeting on Friday, July 15, commencing at 3:00 p.m. (Mountain). Owners are invited to attend in person or to join the meeting by teleconference.

Call-in number: (712) 775-7031 **Meeting ID:** 850-003-709

ROUTINE MAINTENANCE PROJECTS

Ron Brenner and the on-site HOA maintenance staff completed several routine maintenance projects this spring including:

STUCCO REPAIRS

Stucco repairs are underway around the property to address deteriorated or damaged stucco.

PAINT/STAIN PROJECTS

Ron's team is focused on staining the deck railings, balusters and, columns on the C building that face the pool area this summer and fall. As time permits, the work will be extended to other areas of the building this year.



Before



Balusters removed and metal prep



Metal primed and temporary safety panels installed



After

LED POOL LIGHTING

The main level pool has new LED lighting that reduces the power consumption from 2,000 watts to 400 watts and reduces the ongoing maintenance expense related to bulb replacement.

NEW FLOWERS

600 new flowers have been planted around Sundial Lodge.

CAPITAL PROJECTS

There are a variety of capital projects slated for completion prior to the beginning of the next ski season including:

ELEVATOR REPAIRS

The hydraulic jack in one of the elevators in the B building has had a slow oil leak that is contained in a PVC sleeve around the jack, but must be replaced. The work is being performed by elevator service provider ThyssenKrup and has resulted in the elevator being sporadically offline – estimated cost is \$55K

FIRE ALARM SYSTEM UPGRADE

The capital budget has a \$120K line item for this upgrade in the current fiscal year. An initial proposal was received for \$106K; two additional bids are being firmed up. We anticipate this project will come in significantly under budget.

FIRE DAMPER ACTUATOR REPLACEMENT

There are approximately 400 dampers in the individual units that are designed to close and reduce airflow in to the units in the event of a fire. All—or nearly all—of them have failed and will be replaced. The project is complicated by the fact that they are not located as indicated in the building plans. This work will be completed around high occupancy periods, as it involves opening wall and ceiling areas to access the dampers.

SHARED LIFT

The high boom lift shared by Sundial Lodge HOA, Grand Summit HOA and Silverado Lodge HOA will be sold in 2016 with the proceeds split between the Associations. The aging lift has become a maintenance liability and not equally utilized by each group, therefore the decision was made to sell it.

FUTURE MEETING DATES

Board Meeting – Friday, September 30 (2:00 p.m. – 5:00 p.m.)

2016 Annual Meeting – Saturday, October 1 (9:00 a.m. – Noon)

Board Meeting – January 6, 2017 (Time TBD)



QUESTIONS OR COMMENTS?

Jim Simmons, HOA Manager: (435) 575-0420 or jim@asrlodging.com