

1.7.2019 SUNDIAL BOARD MEETING MINUTES
Sundial Board Room
2:00 pm MST

Conference Call-In Information: 712-775-7031 & access code 624352

ATTENDANCE

Board Members: David Scher, President; Howard Scher, V.P; Bob Flaig, Treasurer; Heather Worall, Secretary

Homeowners: Richard Schwartz B202 & C212; Uta Cicalese, B206 & 207; George Tracy B305; Roger Stephens, B306; Michael Kunstadt, B307; Michael Janas, B404 & B406; Luke & Hilary Cholhan, C406 & 410; Kelly Powell, D413; Mark & Shelly Rohrbach, B505; Babita Deitrich, B506

ASRL Staff: Jim Simmons, Dave Guyer, Gina Covino, Mike Howe

Vail Resorts Staff: Chuck Randles, Vail Resort Commercial Representative; Ben Wedeking, Vail Property Manager

Other: Berkshire Hathaway, Columbus Pacific Development Company; Melyssa Davidson, Lawyer; Brian Madasci, Executive Director CVMA, Dave Marck, Director of Marketing & Events CVMA

I. CALL MEETING TO ORDER

II. ADDITIONS TO AGENDA

III. APPROVE MEETING MINUTES

Motion: David Scher made a motion to approve 9.28.2018 Meeting Minutes. Seconded by Bob Flaig. Approved unanimously. Motion carries.

IV. MAINTENANCE UPDATES

A. Repairs

1. November Garage Flood from Lift water main break
2. Winter Roof Ice Bldg. B, facing Village forum:
 - Locks on patio doors were necessary.
 - Signs in two rooms with direct access to balcony.
3. Full Capacity & Very Cold Temps
 - Can provide luke-warm water during peak shower times.
4. Swallow Prevention Options
 - Option 1: 45 angle aluminum sheathing at the peaks \$10,000 per building, no guarantee that those swallows will come to 3rd & 4th level.

- Option 2: maintenance technicians will monitor and spray down the nests as they're trying to build in Spring, jet water pack sprays 25 feet buy for \$290.
5. Bridge Decking Sealer/Waterproofing
 6. Replaced ground floor HVAC near elevators
 - Next 3-4 years' quarterly budget allocated to replace HVAC motors as they go bad. VHOA expense costing \$1,400 to replace each motor. They are original to building, 19 years old. Each hallway 3, 1-2 in each unit: 149 units.

B. Special Projects

1. 2019 Spring Projects:
 - a. Patio floors caulked, sealed and painted
 - b. Final, Phase 3 Exterior Painting – steel columns/patio log rails --- back side of Bldg. B facing Vintage homes
 - c. Bocce Ball Courts behind Building B/ French drain for drainage
 - d. Archway Ceiling Repair
 - e. New Light in Archway

V. FINANCIAL UPDATES

A. Financial Budget

- ASRL has authorization, under the provision of Extraordinary Disbursement that in an emergency they can go forward with repair, without board approval up to \$5,000 per line item, with an aggregate of \$25,000.
- Starting to prepare the FY 2019-2020 Budget
- Investment Policy for the Lodge, safe and secure investments & CDs, with 2-3% interest, liquid and FDIC insured. Motion made to approve new investment by Bob Flaig. Seconded by Heather Worhall. Approved unanimously. Motion carries.

B. November 2018 Financial Report

- Year to date with a \$9,000 excess on revenues over expenses. The \$33,000 budget is now at a \$43,000 profit.
- Expense savings of \$2,000 in legal and professional fees.
- Insurance \$1,000 in savings.
- General admin. \$5,200 under budget
- Housekeeping \$4,300 under budget.
- Water \$5,000 under budget.
- Window washing \$4,300 not budgeted this fiscal year, but will be on upcoming budget
- Utilities: with new chiller the HOA saved year to date \$10,000.

VI. CANYONS VILLAGE UPDATES

A. CVMA Update

- CVMA is the master association for Canyons Village, basically all the development from 7-11 up towards the mountain.
- Key obligations: transportation master plan, golf course, design review, events & marketing, workforce housing, roads, landscaping and roads.
- Canyons Village Connect pilot program launched November in 2018. A free shuttle service that is app based on cellular phones. It has been successful with 5,000 passengers and a 4.94/5 rating.
- 28% is currently developed in Canyons Village. 72% is still open for development. By 2023 it will be 42% developed.
- Currently under construction to be completed in 2 years is Apex, Canyon Residences, Frostwood, Fairway Spring Juniper Landing, Blackstone and Whitepine, which will have Canyon Village at 34% development.
- Future, 2-5 year period: Ascent, Pendry, Ridge, Vintage on Strand, Viridian, Yotel Pad.
- Event Updates: Winter, FIS World Championships and Summer 2019 can be found on CVMA Events page.

VII. HOA UPDATES

A. Pendry Project

- Construction on parking lots behind Sundial for commercial- retail use.
- 40,000 square feet area, with 4 designated restaurants and ample space for third party retail.
- Map shows: Lift building that is currently under construction, and a future lift is in fruition. The Pendry Project are 3x 6 story buildings with a plaza in the center. There will be a new access route to the Sundial. The current road will become a ski beach adjacent to a ski lift.
- Residential space will have 150 units, with studios up to 4 bedrooms. Spa & fitness center, recreation room, bars, lobby and kids club.
- Shuttle drop off will no longer be at Sundial. Location to still be determined.
- There will be a 2 level parking garage with 265 parking spaces accessible to the general parking.

B. Laundry Room Fitness Center

- In the middle of a study. The fitness center would no longer be at the garage level, but located on the first floor with natural light. We would remove laundry facility and buy that service. Sketches will be presented in the March board meeting.

C. ASRL

- Mike Howe, Dave Guyer and Gina Covino as new employees have been a great additional to our team.

D. Vote on HOA Contract

- Renewed a 3-year contract with All Seasons Resort Lodging Property Management, beginning May 1, 2019.

Howard Scher made a motion to approve a 3 year ASRL HOA Contract, seconded by Bob Flaig. Approved unanimously. Motion carries.

- ASRL front desk will stay in lobby
- Transportation, valet and bellman service facilitated by HOA will be revisited in March meeting.

IV. CLOSE MEETING: David Scher adjourned the meeting at 4:45 pm.