

SUNDIAL LODGE CONDOMINIUM HOA
BOARD MEETING MINUTES
June 14, 2019 - 2:00 PM (MT)

I. CALL MEETING TO ORDER

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

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

ASRL: Jim Simmons, HOA Manager; Dave Guyer, Director of Maintenance; Gina Covino, HOA Administrator; Mike Howe, HOA Controller

CVMA & Columbus Pacific: John Simmons, Dave March & Tony

Homeowners: B308, B403, B412, B513, C306, C406, E404

II. ADDITIONS TO AGENDA

- Wi-Fi: all new access panels installed in residential units and common areas. However, not in commercial units. Wi-Fi needs to be installed in these units (i.e. Murdock's).
- Blue-prints: digital copies \$1 per page with a cost of \$1,000.

III. APPROVE MEETING MINUTES

- Motion to approve 3.8.2019 Meeting Minutes made by David Scher, seconded by Bob Flaig. Motion carries.

IV. MAINTENANCE REPORT

Completed:

- A. Dumpster installed, trash pick-up 2x a week / Recycling 1x per week
- B. Cooling Tower new motor (1 of 2) installed and all motor bearings replaced
- C. Front entry way under Breezeway re-stained/sealed
- D. Door repairs: bridge exit door hardware to C Bldg. and Vail Retail corridor-new door & hardware
- E. Water softener valves and gaskets replaced
- F. Swallow Nest Prevention efforts
- G. Generator injector pump replaced
- H. Unisex bathroom signs installed
- I. Mechanical Room:
 - New motor for Chiller VFD motor installed (original motor burned out 2 weeks ago)
 - Snow melt recirculating pump was rebuilt
 - Boiler # 2 recirculating pump installed, spare being rebuilt

- 2 new pressure relief valves
 - Generator injector pump replaced
- J. Pool
- Pool area painted
 - Pool deck lifted
 - New signage main pool and bridge pool area

In Progress:

- K. Chiller to be turned on for Summer June 17th
- L. Building Controls System update – JCI and Trane bids
- M. Bocce ball courts – excavation within next 2 weeks
- N. Peak Painting Building B backside facing Vintage
- O. Landscaping: mulch, flowers, hanging baskets
- P. Steve Coleman installing wifi-network hardware
- Q. Balcony floors to be completed in Fall due to May rain delay

V. FINANCIAL UPDATES

Fiscal Year End April 30th 2019

- Budget of 1.8 million the HOA had a surplus of \$29,000 of income related to:
 - rebate income from chiller
 - interest income from investment portfolio
- General administration \$564 over budget
- Housekeeping \$8,100 over budget, due to window washing not budgeted
- Repairs and maintenance: \$26,000 over budget due to unanticipated snow fall, plumbing and fire sprinklers
- Savings in utilities:
 - rebate income from chiller
 - interest income from investor
 - electric down \$12,000
 - \$5,000 savings in water
- Net income in an excess of \$430,000 that went into Capital Reserve Budget
- Capital Reserve Budget: \$700,000 and ended at \$651,000, \$45,000 less than budget
- Based on the 2015 Reserve Study, which helps to assess and allocate capital expenses in the Capital Reserve Budget, HOA is 34% funded for repairs

VI. CANYONS VILLAGE UPDATE

Construction Project Updates

- Apex finishing November 2019
- RC 22- Lift completed in late Autumn
- RC 17- Pendry: construction begins August 2019
- Ridge Townhomes: begins August 2019
- Canyons Resort Dr. Extension & Roundabout completed August 2019
- Yotel Project: 18-month project currently in motion. Currently pouring footing,

slabs and wall.

- Employee Housing, Phase 1 beginning June 2019
- Blackstone-completion Fall 2019
- White Pine Canyon- 1st phase completion Fall 2019
- Ascent- pending
- Viridian construction begins summer 2019

New Road:

- Canyons Resort Dr. roundabout and extension to Red Pine Rd.
- Road design has not been approved by the County
- Sundial HOA approval is pending for project to begin based on the following concerns:
 - How to control influx of traffic?
 - RC5- Ski school
 - Concerns for head-in parking
 - Utility vehicles
 - Egress-ingress, where staking will occur

CVMA Summer Events

- Tour of Utah
- Thursday Concert Series
- Park City Wine Festival
- Oktoberfest
- Kids Adventure Games

Columbus Pacific

- Lower Village 8-month construction project in motion. Construction will impact road detours and certain roads closed. ASRL will inform homeowners of closures in advance.
- Lift to be finished in August 2019. 58 out of the 63 sold. Vail will be the property management company.

VII. HOA Update

A. Laundry Service: moving to the current fitness center location.

B. Fitness Center: moving to the current laundry room location on the ground floor. Architectural designs in motion.

C. Valet and Boot room HOA Service: Wrona & Dubois will review the service agreement and the Board will vote unanimously via email. The HOA will take over the operation of boot and bell service.

D. ASRL Property Management Agreement: signed, extended through 4.30.22.

E. Dumpster location: TCFC and Jim Simmons to discuss relocation, design of dumpster enclosure and cost/ responsible party.

F. Mail Service- to clarify there is no central mail service for Sundial Owners and Guest. All HOA billing/invoicing related mail will now be sent to ASRL corporate office for processing. No direct mail service to Sundial or ASRL. Owners will need to make arrangements to have mail delivered to a personal PO Box or to their rental property

management company.

- ASRL will send out a notice to homeowners informing them that letters, packages (Amazon) and ski equipment will no longer be delivered to Sundial.

G. Electric Window Shade: The current window blinds are in need of replacement. Ben Wedeking & ASRL will present to the board on replacement options. Bob Flaig suggested something similar to the electric window shades at Grand Summit, which blackens rooms and keeps them cool. This would be an interior homeowner expense, however, HOA approval would be required.

IV. Meeting Adjourned. Next meeting will be on September 21 at 2pm.