

**3.8.2019 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; C002; Kenneth Gott, C204; Michael Janis, B321; Bradford Iverson, C411

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

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

**I. CALL MEETING TO ORDER**

**II. ADDITIONS TO AGENDA**

- Dumpster Location: to be discussed under Canyons Village Update

**III. APPROVE MEETING MINUTES**

Motion: Bob Flaig made a motion to approve 1.7.2019 Meeting Minutes. Seconded by Heather Worall. Approved unanimously. Motion carries.

**IV. MAINTENANCE UPDATES**

A. Power Outage Recap

- Emergency Generator: handled very well for 5 hours during power outage.
- Gathered cost to date and ASRL is presenting the number to Lift Project for reimbursement. Unfortunately, while shutting down transformer electric company blew a switch and they will need to have the power shut off again, sometime in April, after PCMR closes, TBD a time between April 15-30.

B. Repairs

1. Roof platform for over the gas meter/PVC draining line
2. Icicles removed
3. Replacement and safety brackets on fitness mirrors

4. HVAC repairs as needed
5. Board phone line repaired
6. Snow Removal
7. Certified Fire coming to inspect sprinklers, \$3,000
8. Garage gate being repaired
9. Replacement of water valves hot/cold domestic and hot/cold boiler, corroded due to the hard mineral based water.
  - Replace as needed. Dave Guyer will inspect all 150 rooms (4 valves per room), to see what ones need to be replaced this year. Moving forward an inspection will happen every year. \$400 each valve replacement.
  - Dave Guyer will look into a floor by floor retro fit, so whole building doesn't need to have water shut off, only one particular floor.
  - Exhaust fans in the bathrooms all working properly

### C. 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. Archway Ceiling Repair
  - d. New Light in Archway
2. Swallow Prevention
  - Option 2 decided: maintenance technicians will monitor and spray down the nests as they're trying to build in Spring. Jet water pack sprays 25 feet; purchase for \$290.
3. French Drain and Bocce Ball court
4. Building Control System, Trane & JCI: \$99,000 estimate. Rewiring and a new computer system- cloud based. Installation takes between 4-6 weeks. Cost will be allocated in 2019 project budget. Phase approach: starting with chiller, cooling towers and then boiler... Discussion if HOA should wait until it actually breaks.

## V. FINANCIAL UPDATES

### A. 2019 Proposed Financial Budget

- 4% dues increase
- Within 30 days' budget will be finalized

### B. Monthly Financial Review

- Capital Reserve investment fund has earned in 3 months \$5,000 providing incremental income
- Year to date \$10,500 excessive revenues over expenses. Factors for this is:
  - \$4,000 not budgeted that was used on window washing, will be in 2019 fiscal budget

- Excess in fire sprinkler expense
- Snow removal: abundance of snow this season
- Utilities: gas is over \$10,000. Variance is based on rate and occupancy/weather consumption.
- Electricity was a huge savings based on chiller replacement.

## **VI. CANYONS VILLAGE UPDATES**

### **A. CVMA Construction Project Update**

- Brian Madacsi out of town and will not be able to speak about the project
- There is concern with the new road construction, traffic and congestion access to Sundial Lodge.
- The new 2 lane road work, beginning in Spring. You will be turning right at the Westgate and going up a newly built road to access Sundial, Apex, Lift, Vintage and Pendry and drop off guest locations.
- The dumpster location will need to be moved. TBD where the new location will be. Current dumpster location is on CVMA land and managed by Vail. One idea is to build dumpster enclosure near the Sundial garage entry way. Sundial would now be paying for trash pick-up.

## **VII. HOA UPDATES**

### **A. Laundry Service**

- Working with Hans Hoffman on potential locations of new laundry space.

### **B. Fitness Center**

- Egress issues with architect, current plans do not work with code.
- Instead of a fitness center, option can be to lease out the space to a small café.

### **C. Valet & Boot room HOA Service**

- Moving valet and boot room to the HOA as an expense. Vail would continue to operate the valet and boot room with ASRL, however charge the HOA for these services. The cost of this would be \$350- \$400 per unit per year, \$55,0000 total a year, woven into the HOA fees. Vail and ASRL would voluntarily give privilege to owners who use their rental program service. This charge would only affect homeowners not in the rental programs managed by Vail and ASRL.

### **D. ASRL Property Management Agreement**

- 3-year agreement
- Working with attorney to amend and extend agreement contract

**IV. CLOSE MEETING:** David Scher adjourned the meeting at 3:06 pm.