



SUNDIAL LODGE CONDOMINIUM OWNERS' ASSOCIATION, INC.
2019 DRAFT ANNUAL MEETING MINUTES
LOCATION – SUNDIAL BOARD ROOM
September 21, 2019
9:00 AM (MT)

I. CALL MEETING TO ORDER: 9:05 am MT

BOD: David Scher, President; Howard Scher, Vice President; Bob Flaig, Treasurer; Heather Worrall, Secretary (conference call)

Homeowners present: Brad Iverson, C104; Alicia Cummings, C314; Jackie Cohen B405; Kenneth Schwartz, C215; Richard Schwartz, B202 & C212; Angel Flaig, B403

Homeowners telecom: Bonnie Heller, B510; Lance Wallin, C202; Michael Janas B321

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

Attorney: Melyssa Davidson

Vail: Ben Wedeking

- Quorum, including proxies was 62.90%

II. ADDITIONS TO AGENDA

- Election Solicitation: comment by a homeowner resenting receiving solicitation of candidates via email blast. President, David Scher responded that all solicitations should be done through candidate's applications or the HOA. HOA should be the only body that has homeowner's emails/ communicate with homeowners. Honor system is in place for homeowners to erase other homeowner emails.
- Transportation Congestion:
 - 6-8 projects being developed. Board is being concerned with sense of privacy and use of breezeway. The traffic coming into Sundial is becoming unbearable. The board has initiated a conversation with the County between TCFC (owner of all developer land at the Canyons) and CVMA. A new road will be constructed alongside Westgate to the Sundial round about to Pendry, Apex and Lift.
 - If these commitments are not met/ improvements do not change, the HOA has the ability to have the traffic through Sundial breezeway restricted.
 - Sundial has become the main drop point of the mountain. 2021 TCFC has committed to do the following:
 - 1.) Intense effort in signage where to park and drop off
 - 2.) A garage structure to house 1,600 cars at the lower village, behind 7-11
 - 3.) There will be 4 drop off lanes, for day skiers to be dropped off at bottom of the Cabriolet to take up to village.

- 4.) TFCF has assured us RC-5 building will be completed, right by Westgate and Grand Summit. This will be a 3 story structure and it will house the Vail ski school, a coffee shop and offices. Once this is constructed, it will become the new drop off for ski school, not the Sundial round about.
- 5.) The Sunrise lift is near the Hyatt, will be replaced by a gondola (8-10 people) transporting to Lookout, preferably to Red Pine.

III. APPROVAL OF 2018 ANNUAL MEETING MINUTES

David Scher made a motion to approve the 2018 Annual Meeting Minutes. All in favor, unanimously. Motion carries.

IV. BOARD ELECTION RESULTS

- 2 positions were up for election. David Scher, President and Bob Flaig, Treasure term limited were met. Melyssa Davidson reviewed ballots and proxies that were submitted to ASRL, confirming the votes. A total of 62.90% of total voting interest participated in board election. The newly elected board members are Brad Iverson and Richard Schwartz. BOD will meet after the annual meeting to assign board positions and schedule the next quarterly board meeting.

V. HOA ACCOUNTING UPDATE

- Capital Projects: over the past 6 years the building has been renovated in all common areas, locks retooled, upgraded Wi-Fi and a number of expenses on the capital reserve study replaced: cooler system, piping, electrical, garage upgrade. With all these expenditures the BOD feels the HOA is adequately protected from future emergencies that may arise.
- Year to date numbers as of August 31st, 2019 pacing \$20k ahead of budget due to: 1.) savings in electricity and 2.) incremental recovery income from Lyft Hotel, when the power went out in February/March.
- Yesterday, 9/20/2019 during the quarterly meeting, the BOD passed the renovation of fitness center for \$125,000. It is now estimated that by the end of the year the capital reserve fund will be around \$875,000. Currently, the Association is contributing \$400,000 a year into the reserve fund for unexpected projects and for the future projects schedule years out. Current coverage is around 30%, which is assessed as "good."
- The last reserve study was done in 2015, it is recommended to be completed every 3-5 years. ASRL reviews the reserve study as a base line when creating the annual budget's capital projects.
- There was a \$5,000 deficit of revenues over expenses in April 30, 2019, in consequence there was nothing to roll over into the 2020 Budget.
- The association has a financial review performed every three years, by an independent accounting firm. The review came back with no material notifications, everything was found to be in accordance with GAAP and financial records were found to be accurate.
- No homeowners are in default on their dues.
- ASRL provides to the BOD on the 15th of every month a detailed monthly financial report for each line item in the operating budget and capital reserves.

Reimbursement Expenses

In 2014, the BOD created a fixed BOD expense recovery system for the amount of \$700, to each BOD when attending quarterly and annual meetings in person. In 2017, the BOD increased this expense recovery system to \$800 for each BOD attending in person. This was done to eliminate the complexity of calculating mileage, rental cars, nightly rental costs if their unit wasn't available, meals and air fare.

VI. HOA OVERVIEW UPDATE

Fitness Room

- Board approved unanimously on 9/20/2019 quarterly board meeting, the relocation of the fitness room from the existing location to the ground floor of B building. The BOD has been working on this plan for a year now, based on owners concerns that the current fitness room smells, looks like a dungeon and is located in the garage. With resourceful thinking, the new fitness center will be located behind the ski valet room, where the current laundry facility is, which is rented out to ASRL.
- The size of the room is 1,300 sq. feet, comparison to the size of a small Starbucks. The room will be accessible through the corridor of elevators in B building. Coming from the front desk, you will take a left to elevators, where there will be a glass door that leads directly to the fitness room. There will be an entry room with chairs, a filtration water system, a unisex bathroom and towel station. The fitness room will have a significant increase in fitness machines and an area in between the machines for pilates, yoga, and stretching.
- This renovation is budgeted in the reserve, the cost is \$125,000, the biggest expense is the HVAC and electrical. Equipment that is not relocated to the new fitness room will be sold/picked up by a company for \$1,000.
- This project will begin October 1, 2019 and be finished by Christmas.
- In order to make sure guests and homeowners are adequately served, the use of an exercise facility surrounding Sundial will be provided at the HOAs expense. Sundial provided Grand Summit the use of the Sundial exercise facility during the Grand Summit's fitness renovation and that act should be reciprocated. Jim Simmons will discuss this with Grand Summit.

Laundry Facility

- The laundry facility will be moved at ASRL's expense of \$30,000 to the current fitness room location on garage level (650 sq. feet). ASRL will continue to rent the laundry facility (\$500 a month), pay for the maintenance of machinery and provide a discounted rate on Sundial pool towels. This is a 3-year agreement, and the machines will be the property of ASRL, with a transfer fee of \$1.

Wi-Fi

Installation strengthened the signal availability with a band width of 400- megabytes, and multiple access points.

Direct TV

- Renewal would include new services that would have a splash page, that when you turn on your TV, there will be a welcome to Sundial page, advertising events at PCMR.

- Attempts will be made to include the local Park City channel in the contract. Ben Wedeking will write a letter to Mike Gore on behalf of Vail, stating that it is in the best interest of Park City tourism to have this included in channels.

BBQ Grills

Association posted a policy that will be updated in the Rules & Regulations that will prohibit the use of natural gas, propane, charcoal, electric and wood burning grills and fire pits on common and limited decks, that will begin on October 1st.

VII. MAINTENANCE REPAIRS

Completed

- Installed new Trane 280-ton chiller
- Replaced cooling tower motor bearings and one of the two motors
- Installed new metal door, frame & hardware at retail corridor exit by dumpster area. Installed new hardware to C Bldg. bridge exit door to close properly
- Water softener valves and gaskets replaced
- Power washed garage floor and re-painted all lines and handicap parking lanes
- Replaced much of pool & hot tub equipment: 5 new RayPak heaters (3 in main pool pump room, 2 in bridge pump room). New auto chemical control feeders in bridge pool pump room. Four new filters installed
- HVAC fan coil motors in hallways and units being replaced as needed. Replaced approx. 6 in hallways and 7 in individual units.
- New Wi-Fi access points & routers installed throughout the buildings for faster speeds
- Swallow prevention efforts very successful in spring & summer months
- Bridge deck sealed & waterproof
- 8 yard dumpsters for trash & recycling installed as HOA has taken over this responsibility
- Continual painting of building. Exterior steel columns, balcony log rails and black metal spindles sanded & painted. Balcony floors caulked and painted. Pool black metal fencing and stucco columns painted
- Multiple primary and secondary motors and valves replaced in mechanical room
- Pool deck raised where concrete slabs had sunken
- New water heater in main pool pump room installed (for hot water in public pool bathrooms)
- Multiple domestic water & HVAC hot/cold shut off valve handles replaced throughout the year due to leaks.

In Progress

- New fitness area on the ground floor (existing laundry room) with natural lighting
- Game / Corn-Hole game area installed by cooling tower fans back side of B Bldg. – area leveled out, weed barrier installed and new rock laid & mulch with proper drainage
- Realistic artificial plants to be installed next spring
- Preparing for winter with landscaping and heat tape repair

Future

- Exterior cement repairs on columns where needed
- New building controls system to be installed Fall '19
- Roof heat tape added in trouble spots
- Flat plate heat exchanger for boiler to be replaced in Fall '19

Staffing: A team of 5 full time Maintenance Technicians, that enjoy working with Sundial and the BOD. Dave Guyer, Maintenance Manger appreciates that finances are available to take care of the building the way it needs to be taken care of. If homeowners would like to see some type of maintenance improvement, please reach out to Dave Guyer so he can address the concern.

VIII. TCFC

- TCFC negotiating with Sundial the most favorable set up with how the road will be realigned, going past the lodge by the commercial garage entry, where the current dumpster is located.
- The current dumpster is on TCFC land. TCFC would burden the cost to relocate and create a new dumpster corral, while providing grading and improve the landscape around the area. This would be completed 2 years from now.

IX. MISCELLANIOUS/OPEN DISCUSSION

Hallway Thermostat:

- Alicia Cummings C314, noticed a week ago the hallway thermostat outside of her unit was unlocked and accessible for anyone to regulate the temperature. Dave Guyer informed her that none of the hallway thermostats have any type of lock cover. If this is something that homeowners want, it can be discussed, however the maintenance team has not seen any issues/problems with them being unlocked.
- In addition, Alicia suggested that the temperature be increased 4 degrees during the summer months. The hall is freezing cold, the temperature is set at 68 degrees Fahrenheit and there could be significant savings by increasing the temperature to 72 degrees. The BOD agrees to test out increasing the hallway temperature by 2 degrees, to 70 degrees Fahrenheit this summer.

Excavation Hole at Pendry:

- Is the dust putting stress on the Sundial HVAC system? Dave Guyer's response was that certainly the dust is not helpful, mechanically it will hurt the HVAC a little bit, however the filters are being changed twice a year in the common areas and once a year in the rooms. In addition, the pool now needs to be vacuumed daily, which normally does not need to be done. Pendry is committed with water trucks that do go down to the excavation hole and spray to reduce dust. Once the pad is poured it should be fairly contained. The estimated year of completion is Winter of 2021.

X. ADJOURN MEETING

10:32 am MT