



S U N D I A L
L O D G E

SUNDIAL LODGE CONDOMINIUM HOA BOARD MEETING MINUTES
LOCATION – SUNDIAL BOARD ROOM
September 20, 2019 - 2:00 PM (MT)

I. CALL MEETING TO ORDER

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

Homeowners Present: Jackie Cohen, B405; Angel Flaig, B403; Carmen Cicalese, B206/207; Karen Blackmon, B208

Homeowners Telecom: Michael Janas, B404; Jimmy Vaeth C306; Brad Iverson, C301; Robert Whitley, B301; Lauren MacInnes, B408, Kelly Powell, B413

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

Vail: Ben Wedeking

CVMA: Dave March

TCFC: Spencer White

II. ADDITIONS AGENDA

- Board of Directors Expenses: In 2014, a fixed Board of Directors expense recovery system was created for the amount of \$700, to each BOD when attending quarterly and annual meetings in person. The BOD two years ago, increased this expense recovery system to \$800 for each BOD attending in person, due to increase in airfare.
- Canvases to Election: candidates have been sending out email blasts. Please erase the homeowner email list and not communicate with homeowners. Blast email communication is to be done only by the property management company, ASRL.
- Direct TV Contract: A new 3-year contract that includes a \$10,000 server, which provides a splash page when you turn on TV, welcoming guest to Sundial and advertising events at PCMR. Channels that are not active won't be listed. The guide will only display channels that are active. New contract savings is \$186 per month. Bob Flaig makes a motion to cancel current Direct TV contract and begin a new 3-year contract with Direct TV. Seconded by Howard Scher. Unanimous. Motion carries.
- Wi-Fi System: The current service is a 400-megabyte band width for \$1,350 a month. Steve Coleman negotiated with Comcast a three-year contract that will provide an increased speed of 1 gigabyte band width (2x faster) for \$1,095 a month (\$7 per unit). In addition, Sundial recently upgraded all the Wi-Fi access points for \$8,000.
- Different Lock on a Unit: No one can put their own personal locks on front entry doors, the locks are owned and maintained by HOA.

- 3rd Floor Hot Tub Age Restriction: Hot tub be restricted for use of 14 years of age and older. Children are jumping and snorkeling in the hot tub. Some homeowners are in favor of this restriction, while others believe it would affect the family guest experience/nightly rental program. A suggestion was made to create a sign saying “children must be accompanied by adults,” “no jumping” or a set of rules. This topic will be discussed further by the board and brought up at a later date.
- Elevator Upgrade: The elevator is slow and takes a long time to arrive to each floor. An elevator company, Sen Krupp comes monthly and inspects the elevators, which are working correctly/safely; in addition, every two years a state inspection is performed. The elevators are 20 years old, and without replacing the whole system, there isn’t a way they can move faster. Next year, the capital reserve has allocated \$75k to upgrade the cabins, but there is nothing 10 years out to address the speed. A possibility is to use this \$75k to fund replacing one (1) elevator. Dave Guyer will meet with elevator contractor to find out the cost and the process to do that.

III. APPROVE MEETING MINUTES

- David Scher made a motion to approve the June 4th, 2019 Qt. BOD Meeting Minutes. Seconded by Bob Flaig. Unanimous. Motion carries.

IV. MAINTENANCE REPORT

- HVAC fan coil motor replacements in rooms & hallways – as needed basis
- HVAC filters in all rooms and common area currently being replaced
- Cement repair on exterior columns of building completed
- Back side of B Bldg. by Cooling Towers – excavated flat, weed barrier installed, mulch & stone laid for proper drainage / games available for guests & owners (corn-hole)
- Building Controls system being installed/completion early December
- New Wi-Fi access points added throughout the building
- Building & Grounds prepped for Winter – sprinklers blown out / heat tape checked, plants, shrubs & flowers trimmed back, etc.
- Balcony patios – 11 caulked & floors painted

V. FINANCIAL UPDATES

- Monthly Financial Review
 - Capital Reserve fund anticipated to end on April 30, 2020 at 1 million dollars, at a 31% funded reserve.
 - Association was \$20k ahead of budget. Driving this number is \$5,000 of extra income from reimbursement by Lift hotel’s electrical outage. In addition, to the room rentals, \$15,000 above budget.
 - Savings in electricity: \$7,500 YTD.
 - No delinquent payments by homeowners.
 - The 20th of each month, HOA Controller, Mike Howe provides a detailed financial report (financial statements, balance sheet and variance report on every single line item).

VI. CANYONS VILLAGE UPDATE

A. CVMA

- New Events: July 3rd Celebration, Tour of Utah, Oktoberfest and Wine Festival
- Convention center feasibility study underway
- Signage plan underway throughout Canyons
- Continued public safety staffing at Sundial roundabouts for events and weekends
- Ride Amigos and Canyons Village Connect: app based free rideshare for anyone who is coming and going from Park City. Partnering with Park City Mountain, Deer Valley and PC Municipal. Canyons Village Connect hours: 7:00 am- 10:00 pm, 11/22 - 4/12
- APEX to be completed in November 2019, 63 units
- RC 22- Lift completed in October, 61 units
- RC17 Pendry- August 2020, 150 units
- RC14- Yotel Pad, August 2020, 144 micro units
- Employee housing, completing site plan and architectural design. Begins next summer, will be completed prior to 2023, per county regulations
- Blackstone across from Cabriolet parking lot will be completed within the next month, 120 units
- White Pine Canyon finishing Phase 1, 5 townhomes
- Ascent, across Waldorf will begin next spring dependent of county permits
- Veridian, began construction last month of 24 homes
- Canyons Resort Dr. extension and roundabout open. Landscaping and signage will begin shortly

B. TCFC

- Presented the master plan map (emailed to homeowners).
- All the items in the master plan will continue to help/alleviate the congestion/parking drop off at Sundial court.
- After the development of RC17-Pendry and completion of Lift there will be a new auto courtyard directly across the street from the Sundial court yard, which will incorporate a shuttle drop off, valet and a turnaround area.
- TCFC is working with Vail to create a new parking structure and surface parking (1,600 stalls) at the lower village Cabriolet. There will be 4 drop off lanes and shuttle/bus stop. This will be the main drop off area for PCMR.
- Signage will be created /visible to navigate guests to the appropriate parking/drop off areas.
- RC-5, adjacent to the top of Cabriolet/village area and Westgate. A 5 story building, lowest level will be a parking lot and a drop off/pick up, accessed off of Grand Summit Dr. An elevator will bring guests up to the village area. Vail intends to have ski school, kid's campus, bathrooms, Starbucks and offices in this building. Residential units possibly on 5th floor.

- With the expansion of lower village Cabriolet parking and completion of RC-5 and RC-17, this will alleviate the traffic at Sundial court.
- On Thursday, 9/19/2019, Sundial HOA, TCFC and County met to discuss the development of Canyons base and how Sundial can protect itself from massive amount of traffic. 2019-2020 a traffic management system will be in place, by 2021 the construction mentioned above will be completed and the Sundial Lodge will not be the hub for drop offs.
- Current Vail offices in village, will become an Asian restaurant and a yoga apparel retail store.
- Sunrise ski lift 2021. Deciding on 2 options: 1.) base to Red Pine Village or 2.) base to Lookout. A 4 passenger chair or 8-10 passenger gondola.
- Over & Out ski lift opening this year, taking people from base of Tombstone, above the existing Sunrise lift.
- TCFC and Sundial need to discuss an easement for access from Canyons Resort Dr. to High Mt. Rd. TCFC is requesting Sundial to move the easement from existing High Mt. Rd to the new alignment of High Mt. Rd.
- Working with HOA Manager, Jim Simmons and CVMA to provide a new Sundial trash location adjacent to Sundial commercial garage, to be completed in 2021. Enclosure with cover, would house 3x 4yd dumpsters, with landscaping around the area. This land is owned by TCFC and an easement would be granted to Sundial HOA or the CVMA. Expenses would be paid by TCFC, on the conditions that the Sundial HOA move their current High Mt. Rd. land easement. Negotiation in progress with legal advice from Wrona & Dubois Attorney, Melyssa Davidson, J.D.

VII. HOA Update

A. Laundry Service

- Laundry equipment will be moved to current fitness room on the expense of ASRL. ASRL will transfer, vent, install and renovate room for \$30k.
- Existing laundry equipment is being sold to ASRL for \$1 and ASRL will sign a 3-year contract, renting the space for \$500 a month, in addition to a negotiated rate on pool towels. ASRL will pay for the maintenance of machines and the utility use of water, sewer and electric.
- Motion made by Howard Scher that the laundry room will be moved to current fitness room. Equipment will be owned and maintained by ASRL. ASRL will have a 3-year lease of \$500 a month, plus utilities; in addition to Sundial receiving a discount on pool towels, seconded by Bob Flaig. All in favor, unanimous. Motion carries.

B. Fitness Center

- New fitness room will be where the current laundry room is located, on the ground level of B building. It is 1,300 sq. feet, the size of a small

Starbucks. Dave Guyer is the project manager, working with licensed contractors,

- Past the elevators a glass door will take you into the fitness center with a vestibule, bathroom, chairs and water station.
- Construction will begin as soon as possible and fitness room will be open for the Christmas ski season.
- While construction takes place, accommodations will be made to use another hotels' fitness center temporarily.
- The cost to renovate is \$125k, which is already allocated in Sundial's capital reserve.
- Large windows facing round about, new HVAC, new equipment (lease to own for 5yrs), water station and televisions. Any old equipment that isn't moved to new fitness room will be sold/picked up for \$1,000.
- Motion made by Howard Scher that the new fitness room will cost no more than \$125k and be constructed where the current laundry room is located, seconded my Bob Flaig. All in favor, unanimous. Motion carries.

C. Window Shades

- The current wooden blinds are breaking and need frequent dusting. A request was made by Bob Flaig to look into fabric black-out shades, similar to the ones at Grand Summit. Park City Blinds provided sample options of fabric black-out shades and it was decided to have this topic be postponed until after the election; being discussed with the newly elected BOD.
- Uniform appearance needed at Sundial and replacing blind would be a homeowner's expense. (Sundial Lodge Declaration:15.7).

D. BBQ on Personal Decks

- For the safety and health of all owners: natural gas, propane, charcoal, electric and wood burning grills, in addition to fire pits are prohibited within the units, on the common, and limited decks, due to potential fire and smoke risks, and recommendations from the common insurance carrier. Motion made by Howard Scher to prohibit BBQ grills on personal decks, which will go into effect October 1st, seconded by Ben Wedeking. All in favor, unanimous. Motion carries.

VIII. Close Meeting 4:12 PM MT