

**SUNDIAL LODGE CONDOMINIUM HOA
BOARD MEETING MINUTES DRAFT
LOCATION – SUNDIAL BOARD ROOM
January 10, 2020 - 2:00 PM (MT)**

I. CALL MEETING TO ORDER: 2:04 pm

II. ESTABLISH QUORUM:

BOD: Heather Worrall, President; Howard Scher, Vice President; Richard Schwartz, Secretary; Brad Iverson, Treasurer

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

Vail Resorts: Mary Walter, Ben Wedeking

Homeowners Present: Joe Moloney, B212 & B222, David Scher C307, C403 & C408; Kenny Gott, C204; Roger Stephen B306; Elizabeth March, B316; Leon & Al Peshek, CG02

Homeowners Telecom: Jerry Grochow, B213; Bonita Valenti Trust, C301; Kelly Powell, B413; Hilary Myroslava Cholhan, C410 & C406; James MacInnes, B408; Lauren MacInnes, B408

CVMA: John Simmons, Dave March

III. ADDITIONS TO AGENDA

- Gas Bulk Rate
- Roadway & Drop Off

IV. APPROVAL OF MEETING MINUTES

Howard Scher made a motion to approve the meeting minutes. Seconded by Richard Schwartz. Unanimous. Motion carries.

V. CVMA & TCFC CANYONS VILLAGE UPDATES

- Signature Events: Oktoberfest, PC Wine Festival, Snowfest, Holiday Movies, Horse Drawn Sleigh Rides, Spring Gruv, Fireworks, Tour of Utah.
- Ride on Park City: “rethink your commute, reshape our community.” Visit rideonparkcity.org and click on CVMA. Collaborating with PCMR, Deer Valley and PC Municipal. This software app encourages carpooling and public transit, including E-bikes.
- Comprehensive Sign Plan: infinite scale draft plan is currently under review by the DRC. Creating concepts for vehicles, pedestrians, parking, transit, construction, building identification and regulatory signs.
- Landscape Master Plan: once sign locations are finalized from sign comprehensive plan, the landscape master plan can begin. Proposed to begin spring 2020.
- Lighting Installation: Two new pedestrian light poles being installed at crosswalks and new bollard lights being installed along existing sidewalk near Red Pine Rd.

and Silverado.

- New Holiday Tree: 25' tall green spruce planted temporarily for 2019-2020 winter season. New tree will be planted this Spring 38'.
- Development: 31.27% build out:
 - RC 25- Apex completion 2.2020, 63 units
 - RC 22- Lift occupancy 11.15.2019, 61 units
 - RC 17- Pendry excavation complete, starting foundations, completion 12.2021, 152 units
 - RC 14- Yotel Pad, 8.2020, 144 micro units
 - RC 16B- Ridge Townhomes- under construction on 4 units, completion 8.2021, 44 units
 - LV6 –Workforce Housing received DRC approval 9.26.2019, planning commission final decision 1.2020, 1,153 beds, 4 unit types, 3 living arrangements
 - LV 4- Blackstone complete in 1.2020, Bldg 2 - 36 units, Bldg 3- 33 units
 - LV 10- White Pine Canyon first phase complete 1.2020, 8 unit townhomes
 - F2 B- Ascent received county manager, permits pending
 - F4- Veridian under construction, 24 townhomes, complete summer 2021
- Sundial Circle Traffic Control:
 - Two staff members at peak times, weekends and holidays. One staff member on weekdays, from 8-10 am and 2:30- 5:30pm. Patrol has doubled from last year, 400 to 800 hours. Ski school now drops off at Cabriolet Lot.
 - Looking into more options, expanding roundabout, bellman assisting with unloading bags, deliveries being directed past the roundabout.

VI. FINANCIAL UPDATES

December Financial Review

- December closed with \$7k better than budget. \$6k of that is related to utilities savings in gas and electric.
- YTD Association is \$31K better than budget, primarily from utilities, supplies, repairs and maintenance.
- Capital budget is in line with the forecast for the year at \$1.1M. With the fitness room remodel, expect to see some expenses hit for the month of January. The fiscal year is anticipated to end above \$1M.

VII. MAINTENANCE REPORT

Completed:

- Annual fire inspection passed
- Cooling tower fence, sanded and re-stained
- Cubbies in ski lounge in place and being utilized
- All HVAC filters in rooms and common areas replaced; will be changed quarterly rather than bi-annual due to construction
- Cameras installed in fitness room, fitness hallway and garage entry. Receiving quotes for cameras in the main lobby of Bldg B & C
- Elevator 2 repaired hydraulic pump/control
- Sitting area and LVP carpet cleaned

- SERVCO repaired Boiler 1 & 2
- Wifi upgrade throughout the building, including the pool area
- Replaced all the ceiling lights in the hallways with 41k bulbs, vs 27k
- Fitness room:
 - Beam & window installed
 - Electrical completed
 - Rubber flooring installed
 - Drywall/ painted
 - HVAC connected
 - Mirrors installed
 - 2 TVs and Direct TV
 - Bathroom: toilet, sink and drop ceiling
 - Fitness equipment brought up
 - Internet installed
 - Water filtration system

In Progress:

- Direct TV splash page, welcoming owners and guests with brief messaging; while only showing active channels
- Fitness Room:
 - Main lighting and glass door to be installed
 - Anticipated to be open on Tuesday, 1/14
 - In the spring, cement planter box will go near window. There will no longer be commercial drop off near window

VIII. HOA UPDATES

- Gas Bulk Rate: ASRL now manages Grand Summit, which provides the opportunity with Summit Energy to receive a bulk rate in gas, while maintaining separate contracts. With this bulk rate, the Sundial HOA is saving 25%, \$22,000 in natural gas cost. Motion made by Heather Worrall to approve the gas bulk rate agreement, seconded by Howard Scher. Unanimous. Motion carries.
- ASRL's New Email: ASRL's HOA property management division now has a new email- allseasonshoa.com. Employees will still receive emails from previous email. The company has 2 divisions HOA and Nightly Rental. Creating an email specifically for HOA emphasizes the separation in divisions/responsibilities.
- Front Desk Hours: Vail 7 am- 11 pm, ASRL 24 hours.
- Board Liaison: Motion made by Howard Scher to appoint David Scher as Board Liaison, seconded by Heather Worrall. Unanimous. Motion carries. This position will act as a Board representative, meeting with CVMA and TCFC when decisions are being made on the development and management of Canyons base (parking, garbage, drop off...), while reporting it back to the BOD.
- Canyons Resort Dr. Easement: With the new road being built, the CVMA, TCFC and the Association are still in negotiation on the proposed location of trash enclosures.
- Sundial Court Easement: To maintain the right of way, the Association will temporarily close off the breezeway in April. An official courtyard closure will be scheduled at the

end of ski season. Vail and CVMA will be notified. Moving forward this will occur once a year.

- Early Morning Noise Disturbance: complaints were made by guests on early morning (5:30 am) construction and snow removal noise disturbances. CVMA and Columbus Pacific have agreed to commence construction at 7:00 am, including the weekends. Contractors will not remove snow before 7:00 am and if possible, snow routes that are close to hotels are done last. These complaints can effect reviews on Expedia, Tripadvisor and other travel websites. Suggestions were made to offer earplugs when checking in and having noise machines in units.
- Date of next qt. BOD meeting: TBD

IX. OWNER COMMENTS

- Blinds: current blinds are breaking. Options to use black out shades will be discussed in more detail next BOD meeting.
- Trash Bags in Hallways: This has been an on-going issue. Guests and primarily nightly rental housekeeping leaves their trash in the hallways for extended periods (hours). When owners observe this, report with a picture on portal and ASRL will inform the front desk, owner of unit and or nightly rental company. When a proposed rule is created, a letter will be sent to owners explaining trash cannot be left in hallways; this is also to be followed by nightly rental housekeeping.
- Building C Monitoring: In the common area foyer during the Holidays, an owner over the years has observed a mother changing a child's diaper, socks hanging to dry, and a fondue party. If these encounters disturb owners, please notify the front desk. As noted in maintenance report, quotes on a camera being installed in Bldg C is being obtained.

X. ADJOURNMENT 3:36 pm