

Sundial Lodge Condominium HOA Meeting Minutes
March 20, 2020- Conference Call

I. CALL MEETING TO ORDER

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

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

Vail Resorts: Ben Wedeking

Owners: Kenny March, B316; David Scher, C408; Bob & Angel Flaig, B403; Joe Moloney, B222; Michael Janas, B321; Kelly Powell, B413; Debbie Gott, C204

II. ADDITIONS TO AGENDA

- Election Process to be discussed under HOA Updates

III. APPROVAL OF MEETING MINUTES: Heather Worrall made a motion to approve the January 10, 2020 meeting minutes, seconded by Brad Iverson, unanimous, motion carries.

IV. CANYONS VILLAGE UPDATES

- Construction:
 - Pendry- pouring concrete for the garage and first level
 - Widening Canyons Resort Dr.- Spring 2020, widening the lower village roundabout to 2 lanes and a dedicated right turn exit to the Cabriolet parking lot
 - New Ski Patrol Building- being constructed at the same location, directly east of the Grand Summit, completion slated for Fall 2020
 - Workforce Housing- received approval in January from Planning Commission and County, anticipated start date Spring 2020
- New Commercial Members: Lole clothing apparel and Kuchu Shabu, a Japense cuisine restaurant
- Canyons Village Connect: transportation closed early on 3/16, due to COVID-19
- PCMR Closure: Resort closed, including nightly rentals/reservations. TBD when resort will open, reservations will begin 6/1
- Summer Events: TBD if summer events will open: music concert series, 3rd of July fireworks, Tour of Utah...
- Sundial Roundabout Traffic Mitigation: Reconfiguration of High Mt Rd, creating alternate drop off locations and reconfiguration of lower village, will relieve traffic congestion at Sundial roundabout

V. FINANCIAL UPDATES

A. February Financial Review

These variances are due to the timing of when bills were purchased and paid.

- Total Operating Income: \$10k deficit; YTD \$35K better than budget
- Repairs & Maintenance: \$6,550 over budget; YTD \$11,630 over budget
- Supplies: \$4,230 over budget; YTD \$3,400 better than budget
- The capital reserve is in an investment portfolio managed by brokers. Each CD has \$250k invested; there have been no significant losses. CD interest rate is currently higher being in a month to month account.
- Possible decrease in utility cost (gas, electric, cleaning) due to COVID-19. At the end of the year, if there is extra money in the operating budget, it will be transferred to the capital reserves.
- The budget for next fiscal year, 2020-2021, is in process; currently there are no proposed dues increase. A contingency plan has been discussed, in the event this pandemic continues and affects nightly rental revenue.

VI. MAINTENANCE REPORT

Completed

- Summit County Health Department closed all public areas. Daily cleaning occurring throughout the building, signage and hand sanitizer
- Inventory on owner storage cages. Some owners have two cages, while others have none. Each owner is assigned one cage, to allow all owners to have a storage cage.
- Earthquake occurred on Mar 18, 2020; the building was inspected by maintenance, and no visible damage was found
- Fitness room opened 1/17/20

In Progress

- Pest Elimination on 3/31/20 will spray every room, as well as common areas
- Trane contract received, building controls began last week
- Archway ceiling leak will be repaired this summer
- Pool tiles cracked and being repaired before summer
- DirecTV / Groove Splash page to be completed end of April
- Spring routine maintenance to begin: landscaping, mulch, irrigation
- Garage pressure washing in early May

VII. HOA UPDATES

- A. Sundial Archway Closure: for Association to retain ownership rights of the sundial archway, once a year, the archway will have a scheduled closure, restricting access to guests. The archway will be closed on 4/15/20 at 9:00 am, for 24 hours. Vail and CVMA have been notified of closure.
- B. Blind Replacement Standard: The exterior appearance of blinds is required to be consistent under the CC&Rs. Written approval by the Association is needed prior to replacing blinds. Discussion on 3 proposed standards: 1.) the existing wooden blinds being restrung 2.) white fabric or 3.) beige fabric. The board asks that owners to be patient, as a standard is created and approved.

- C. Coronavirus Planning: ASHM taking actions to follow Summit County ordinances, social distancing, common area cleaning- sanitizing with commercial grade disinfectant, hand sanitizer stations, signage, and masks being worn by staff
- D. Canyons Development: David Scher, Jim Simmons, CVMA and TCFC are continuing to discuss easement (garage/dumpster), construction disturbances, and mitigation of unloading at sundial archway roundabout.
- E. Election Process:
Michael Janas brought up a discussion regarding the election process. Michael commented that in the past election cycle, he witnessed private emails and personal slander about candidates being released. Michael suggested that rules be proposed to not allow negative campaigning, to not put out personal information about other people, candidates only be allowed to talk about themselves, and that there be no private emails. If someone breaks these rules, Michael proposed that the candidate(s) will be disqualified.

Brad Iverson suggested that there be a structured Bio for candidates, that gives pertinent information in which owners are interested, providing a consistent form, so everyone gets an equal voice, to ensure consistency and equality.

VIII. OWNER COMMENTS

- Request that the elevator directory includes the location of hot tub and pool
- When storage cage mitigation is completed, a donation service is provided for owners
- Elevator faux leather panels are peeling and need to be fixed. Dave Guyer is looking for another material to be used, and elevator paneling will be replaced
- Is there a date projected when windows will be replaced? Dave Guyer responded that there is no projected date to replace windows; however, if a window has lost a seal or broken, please notify him and it will be replaced
- Suggestion that the arrival, lounge be remodeled

IX. ADJOURNMENT 3:22 pm MT