

**SUNDIAL LODGE CONDOMINIUM OWNERS' ASSOCIATION, INC**  
**QUARTERLY BOARD OF DIRECTORS MEETING MINUTES**  
**CONFERENCE CALL**  
**JUNE 19, 2020**  
**2:00 PM (MT)**

**ATTENDANCE**

**Board of Directors:** Heather Janas, Brad Iverson, Howard Scher, Richard Schwartz, Ben Wedking

**HOA Management:** Jim Simmons, Gina Covino, Mike Howe, Dave Guyer

**Owners:** Kelly Powell (B413), John Sinko (B201), Terry Balagna (B414), Jimmy Vaeth (C306), Bob Flaig (B403), David Scher (C408), Donna Whitley (B301), Becky Connors (B205), Ken Schwartz (C215), Rick B315, Eric Hohmann (C405), Jay Stewart (C313), Sally Pelz (B314)

**Guests:** Dave March (CVMA), John Simmons (CVMA), Mary Walter (Vail)

**I. CALL MEETING TO ORDER:** Heather Janas called the meeting to order.

**II. ADDITIONS TO AGENDA:**

a. West High Mountain Road Re-Routing

- i. Jim Simmons, David Scher, and Melyssa Davidson met with TCFC (Spencer White & Harold DeLeblanc) and CVMA (Brian Madasci) regarding the re-alignment of West High Mountain Road next to the commercial garage of Sundial Lodge. Concerns that were addressed include: traffic flow, parking, design elements and setbacks.

**III. APPROVAL OF MEETING MINUTES:** Howard Scher motioned to approve the March 20, 2020 meeting minutes; Heather Janas seconded the motion. The motion carried unanimously.

**IV. CANYONS VILLAGE UPDATES:** Resort activities will be opening at Park City Mountain Village on Thursday, July 2<sup>nd</sup>. At this time, summer activities will not be opening at Canyons Village. Beginning today, the additional lodging (remainder of Sundial, Grand Summit, Silverado, Lyft and Waldorf Astoria) at the village will open.

- a. Canyons Golf Course open on Friday, June 26<sup>th</sup>; CVMA members will continue to receive a discounted rate. There are also pro-rated senior passes available online as well as "Stay and Play" packages for guests staying in Canyons village. The closing date is Sunday, October 11<sup>th</sup>.
- b. A new restaurant, Kuchu Shabu, opened Friday, June 12<sup>th</sup> in the village near Westgate. They have a full bar and are open daily from 11am-9pm. Additional open restaurants include Drafts, Escala Provisions Company (Hyatt), and Powder (Waldorf).
- c. All other events have been cancelled: July 3<sup>rd</sup> event/fireworks, weekly concert series, Tour of Utah, Oktoberfest
- i. A focus is being placed on other ideas for activities with health and safety in mind.
- ii. It is hoped that the Park City Wine Festival will still take place October 1-3.

Canyons Village Connect: over 75,000 passengers this year, with a 215% increase of usage, a 4.9 rating, and a wait time under six minutes; Dave noted this service was shut down 2-3 weeks early (COVID-19).

An updated map of Canyons Village is available on the Canyons website.

## **Construction Updates**

**RC25/Apex:** This project has been finishing up their landscaping and should be wrapping up soon.

**RC22/Lyft:** This project was completed right before the holidays. They will be starting a retaining wall project (between Lyft and Vintage) next week; anticipated completion is this summer.

**RC17/Pendry:** This project is well underway; concrete work on the first two buildings, foundation work on the third building starting soon. Utility companies have been laying conduit and getting the site set up.

**RC16/Ridge Townhomes:** Construction on the 44 units will continue. This project is on-track for an August 2021 completion.

**RC14/YotelPad:** This 144-unit project has completed framing and begun outside finishes. They are on track to finish October 2020.

**Lower Village/LV6, employee housing:** County permits are ongoing; anticipated start is this fall

**LV10/White Pine Canyon Townhomes:** The first phase is wrapping up and should be completed within the next few weeks.

**Assessed Parcel:** Permits are pending and construction will begin, possibly this fall.

**F4/Veridian:** Anticipated completion of summer of 2021

**Road-Widening:** This will begin next week from 224 to the lower roundabout. The roundabout will be widened to two lanes. This should be completed by October 15 and will be constructed by TCFC.

**LV13 Road:** This will be built in conjunction with the employee housing project. The timeline for completion is flexible, but this should get going this summer, once employee housing is underway.

### **Forum:**

- A new holiday tree (40 ft. spruce) has been placed in the forum. The previous tree has been moved; it is now near Drafts.
- Asphalt patching and seal-work is underway. This should be completed June 23<sup>rd</sup>/24<sup>th</sup>.
- A bike wash station will be placed near Drafts.

**Other:** Concrete replacement of sidewalks is underway near Silverado, the Westgate landing (near Drafts), and the stairway near the parking lot. New lighting is being installed on Canyons Resort Drive: new bollards below Silverado along the sidewalk; new lights will be installed on lower Canyons Resort Drive with hanging planters, banners, and color-changing lights. General landscaping throughout the village is ongoing; 37 more flower pots will be placed throughout.

V. **FINANCIAL UPDATE:** The annual audit has begun for the 2019-20 fiscal year. The association finished \$60k better than budget. The 2020-21 fiscal year budget has been ratified, posted to the website, and sent to owners.

- May Financial Update:
  - The month ended \$8300 better than budget.
    - This is attributed to a reduction in costs with utilities and housekeeping supplies, due to COVID-19.
  - An unanticipated elevator expense was noted as the only variance.

VI. **MAINTENANCE REPORT:**

### **Completed Projects**

- The pools and hot tubs are open as of Memorial Day. During closure, the three hot tubs were acid-washed and scrubbed by AquaTech. The pool will also be acid-washed and scrubbed after the tile repair.
- The bi-annual insect spraying in the rooms/common areas was completed by Pest Elimination.
- Trane's building control system project is roughly 95% complete. Dave Guyer (HOA director of maintenance) is now able to view the system remotely.
- Significant work has been completed with landscaping; mulching, fertilization, replacing rotted sections of 6x6 patios, adding flowers, trimming bushes, planters. Hanging plants will be delivered next week for both sides of the lobby doors.
- The new board-approved DirecTV system has been installed.
- Swallow nest prevention efforts have taken place.
- The cooling towers have been serviced and a separate acid treatment took place.
- The garage floor was pressure-washed in May, and garage posts were repainted.
- Touch-up painting and staining in hallways
- Black kick plates in front lobby doors/main lobbies, metal railings, and brackets were painted in the B building.
  - The C building will be completed next week.
- A variety of HVAC valves in ceilings of units, and hallway fan coils have been replaced.

#### **Upcoming Projects**

- The stone planter box, in front of the fitness window, will be waterproofed and flowers planted.
- The B building stairwells and emergency lighting need exit signs with battery lights will be installed on each landing within the next few weeks.
- The archway leak will be addressed before the winter months.
- Heat tape and gutter repair will be completed this summer on the B building, as needed.
- CVMA will have Wasatch Arborists trim and remove (dead) trees, including the aspens on the backside of B building that were planted too close to the building.
- The faux leather on the elevator cabs will be removed, as problems persist with peeling and nicking. It will be replaced with laminate material.

#### **2020 Capital Reserve Projects**

- Replacement of primary and secondary motors and gaskets in mechanical room for HVAC and boiler system, to replace original parts is upcoming.

### **VII. BOARD DISCUSSION:**

- CC&Rs Update:
  - It was pointed out by board member, Richard Schwartz, that the existing CC&Rs are outdated and lack clarity of required qualifications for board of directors candidates. He proposed (and presented to the board) a revised nomination form for board of director nominees. The conversation was opened up to owners and further general dialogue ensued.
    - Brad Iverson motioned to approve Richard's nomination form; Richard Schwartz seconded the motion. Howard Scher, Heather Janas, and Ben Wedeking voted to table the discussion. The revised nomination form will be re-circulated to the board and a meeting to include owners will be scheduled for the following week.
- Parking/Association's Rights:

- Concerns were raised that the HOA-designated/commercial-designated parking spaces (per the second amendment) weren't being properly utilized. Melyssa Davidson confirmed that the amendment is enforceable, and after a walkthrough with Jim Simmons, the parking spaces will be appropriately utilized, per the attached diagram (per the second amendment). .

**VIII. HOA UPDATES:**

**a. COVID-19 Resort Operations Procedures**

- i.** The pool and fitness areas are open with occupancy restrictions in place; All Seasons is following all precautions and measures required by the county, including: social distancing, limited occupancy, face-masks, etc. A routine professional cleaning of common spaces and regular touch-points is occurring. All Seasons continues to work with the board on identifying a responsible manner to re-open the property with an increase of occupancy anticipated over the coming months.
- ii.** Vail is storing pillows in owner closets. When owner closets aren't available, they are stored with Vail and marked by owner name.

**IX. FUTURE BOARD MEETINGS:** The board will discuss and determine the days for the next board meeting and annual meeting.

**X. OWNER COMMENTS:** An owner expressed concerns about dues. Jim Simmons will follow up with the owner.

**XI. ADJOURNMENT:** Heather motioned to adjourn the meeting; Howard seconded the motion. The meeting was adjourned at 4:00 PM (MT).