

**SUNDIAL CONDOMINIUM OWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**(CONFERENCE CALL)**  
**FRIDAY, JANUARY 8, 2021**  
**2:00 PM (MT)**  
**MEETING MINUTES**

**BOARD:** Brad Iverson, Heather Janas, Ben Wedeking, Richard Schwartz, Craig Rettke

**ALL SEASONS:** Jim Simmons, Mike Howe, Nicole Chastain, Jeff Jones

**OWNERS:** Ken Schwartz, Dan Casey, Kelly Powell, Avi Berg, Karen Mardjetko, Steele DeWald, Michael Janas, Pam & Alan Cheever, David Scher, Marsha Spitz, Charles Te, Eric Hohmann, Bonnie Valenti, Bob Flaig, Jimmy Vaeth, LJ Corby (B315), Jerry Grochow, James MacInnes, Benjamin Keller,

**GUESTS:** Joel Turner (Vail), Jeff Bruder (Vail), Melyssa Davidson (HOA Attorney)

- I. CALL MEETING TO ORDER:** Brad Iverson called the meeting to order at 2:09 PM (MT)
- II. ADDITIONS TO AGENDA:** No additions to agenda
- III. APPROVAL OF SEPTEMBER 25 MEETING MINUTES:** Richard Schwartz motioned to approve; Heather Worall seconded the motion. Minutes approved unanimously.
- IV. CANYONS VILLAGE UPDATES**  
The Yotel Pad grand opening was in December. The Pendry project is in progress.
- V. FINANCIAL UPDATES**
  - a. November Financial Review**
    - Variance in insurance amortization expense; was amortized around \$7500 and should have been ~\$2000 more
    - Annual budget amount of \$130,000 for insurance (in error due to amortization rate)
    - The association had a \$32,000 deficit, but with the amortization correction, it has been lowered to \$26,000.
      1. Increase in housekeeping costs due to COVID-19 (~\$7,000)
      2. Elevator vandalism (~\$14,000)
      3. Rental equipment for gym machines was unbudgeted at start of year (~\$9200)
    - Mike Howe recommended to the board a reserve study as soon as possible to assist with determining next year's capital reserve and budget. Craig Rettke motioned the allocation of funds to conduct a reserve study; Richard Schwartz seconded the motion. The motion carried unanimously.
- VI. MAINTENANCE UPDATES**
  - a.** David Guyer has left All Seasons HOA Management for a new career opportunity. Jeff Jones has since replaced him. We appreciate all of Dave's hard work and remain in touch with him.
  - b. Completed**
    - Gruv Satellite has been upgrading the software, resetting receivers, etc.
    - Elevator #2 was going down on a daily basis; since then, elevator control boards have been replaced.
    - Jeff has been working with Ron Brenner on the mechanical system and the maintenance of it. An issue has been identified with the rooms above the public restroom/locker area; cold water was mixing with the hot water. New check valves will be installed during the off season.

- c. In Progress
  - New expansion tank will be installed on January 11.
  - CO2 detectors were discussed. Jeff will check with PCFD for recommendations.

## VII. BOARD DISCUSSION

- a. COVID-19 and Sundial Ski/Boot Room Update: Dedicated cleaners are focusing on high touch points as recommended by the CDC. Additionally, social distancing signs and measures are in place to keep people safe. Boots are not accepted in the ski room and skis are delivered to racks under the archway.
- b. Vail Resorts restructured their teams; Ben Wedeking will now oversee Lyft and Apex. Joel Turner is now the Director of Property Management and will be the new representative for Vail where they have commercial representation. Joel will take over Ben's representation after this meeting. Nikki Bedingfeld is no longer with Sundial; she is with Apex. Jeff Bruder is now the Sundial property manager.
- c. Owner Parking- Long Term: There is a parking deficit to allow long-term parking. The board and owners discussed parking at length. HOA management has made arrangements for two to three owners in the past to leave their car in the past. The topic was tabled.
- d. Lock Options for Smart Phone Apps: A proposal has been completed for mobile key/app options. The cost would be roughly \$4/month/unit. This will be discussed further at the next quarterly meeting.
- e. Onsite HOA Staffing Needs: Maintenance is onsite from 7:30 am - 10:30 pm. Additionally, there is a front desk owned and operated by Vail Resorts, as well as a front desk operated by All Seasons. As part of the management agreement, All Seasons pays ~\$40,000/year for the use of the space. The HOA pays for overnight attendance at the front desk, but the remainder is paid by All Seasons Resort Lodging (rentals), not paid for by the HOA. The desk is not staffed from 4:00 pm – 11:00 pm as a result of the pandemic, unless occupancy demands such.
- f. Unstaffed Key Issuance Fees: For those not part of the All Seasons or Vail rental management program, there is a fee of \$25.
- g. Flooring/Noise Abatement: Brad Iverson shared with the attendees that underlayment may help with reducing flooring noise to reduce noise to lower units. Richard Schwartz motioned that the board create a requirement that any owner replacing flooring, moving forward, will receive a HOA guidance document requiring underlayment as part of the process; Brad Iverson seconded the motion. The motion carried unanimously.
- h. Alternate Window Covering Options: The association would like a uniform look to aging and damaged blinds. This would entail all owners replacing their blinds/coverings at the same time. The HOA will remind owners they cannot change their window coverings without HOA approval.

## VIII. FUTURE MEETINGS

- a. The March 2021 board meeting is Friday, March 12, 2021 at 2:00 PM (MT).

## IX. ADJOURNMENT The meeting was adjourned at 4:23 PM (MT).