



**SUNDIAL LODGE CONDOMINIUM OWNERS' ASSOCIATION, INC.  
QUARTERLY BOARD MEETING**

Sundial Lodge HOA - Quarterly Board Meeting  
Fri, Jan 7, 2022 1:30 PM - 2:30 PM (MST)

**BOARD MEMBERS:** Craig Rettke (President), David Scher (Vice President), Richard Schwartz (Secretary), Joel Turner (Vail commercial representative)

**ALL SEASONS HOA MANAGEMENT:** Jim Simmons (President/HOA Manager), Mike Howe (CFO/HOA Accountant), Jeff Jones (HOA Maintenance Manager), Nicole Chastain (HOA Administrator)

**OWNERS:** Julie Cremata (C413), Brad Iverson (C104, C411), Tim Neils (G005), Manuel Rodriguez (B420), James MacInnes (B408), Ken Crowhurst (C209), Hilary Cholhan (C406, C410), Laura Wille (B514), Becky Connors (B205, C105), Terry Davis (C407), John Sharkey (C103), Wendy Blotner (C211), Kelly Powell (B413), Jerry Grochow (B213), Pam & Alan Cheever (C311), Jimmy Vaeth (C306), Martin Shill (B223, B407), Peter Flores (B215), Ken Schwartz (C215), Mitch Garman (C214), John & Alicia Cummings (C314), Sally Peltz (B314), Jay Stewart (C313, B409)

**GUESTS:** Dave March (CVMA), John Simmons (CVMA), Jeff Bruder (Vail)

**MEETING CALLED TO ORDER:** Craig Rettke called the meeting to order at 1:33 PM (MT).

**ADDITIONS TO AGENDA:** Sundance

**APPROVE OCTOBER 1, 2021 BOARD MEETING MINUTES:** Craig Rettke motioned to approve the minutes; Craig Rettke seconded the motion. The motion carried unanimously.

**CVMA UPDATE**

- **Transportation:** High Valley Mt shuttle now a 7 minute interval to get from Cabriolet lot to the village. Canyons Village connect will include a stop at Pendry once it opens, and an additional stop on High Mt. Rd has been implemented
- **High Mountain Road realignment:** 95% complete with the exception of railings and light poles. Snow melt system was put in with the construction of the road. Agreements between CVMA, TCFC, and Sundial are being finalized and will include the new dumpster area (almost complete), garage entry (completed),
- **Traffic circle monitoring:** Vail has increased staffing to include 5 staff members to monitor the circle and new road.
- **Construction update:** Pendry is nearing completion, currently anticipated for January 14 opening. The lower village area's employee housing project is being framed. The first couple of building are on schedule to open fall of 2022. White Pine Canyon Townhomes are continuing building. The Ascent Hotel project is in the excavation process and beginning foundation; scheduled for opening spring 2023. The Ridge Townhomes are scheduled to open this summer/fall. Landscaping improvements have been ongoing throughout the village, including new directory

signs along the roads. The pots in front of the Sundial archway were decorated for the season with a winter scene. A few public art pieces will be installed.

#### **HOA ACCOUNTING UPDATE**

- **YTD through November 30:**
  - Positive variance in revenue (\$54,177 vs. budget of \$25,055).
  - Revenue earned of \$1,143,088 vs budget of \$1,147,093
    - Negative variance (late fees) of \$2,852
  - YTD Expenses: \$1,088,911 vs. a budget of \$1,122,038:
    - G&A: positive variance of \$5,591
    - Common area cleaning: positive variance of \$14,058
    - Security: positive variance of \$3,032
    - Maintenance & Repairs: negative variance of \$18,276
    - Supplies: positive variance of \$6,783
    - Utilities: positive variance of \$22,570
  - YTD No delinquent owners. Expenses positive variance of approx. 33k as a result of common area cleaning,
  - Delinquent owners: None in the 91+ days category
- 22-23 fiscal year budget will be delivered to the board by the end of February

#### **HOA OVERVIEW UPDATE**

- **Sundance:** A few days ago, Sundance shared they would no longer hold in-person events/shows as a result of recent COVID surges.
- **COVID update:** Summit County implemented a 45 day mask mandate (until February 21.) The HOA has appropriate signage and staff is wearing masks.
- **Mobile key update:** Some of the locks in the building are not capable of using the smart phone service. Jeff Jones is working with Assa Abloy (the lock system company) and we would like this service in place this ski season.
- **Window treatment policy:** All homeowners now have an alternate option for a roll-up shade with a specific color. Homeowners should review to ensure they are in compliance with the original blinds or the approved new shades. Jeff Jones has samples of the approved shades.
- **Roll-up door and garage traffic pattern:** The association has been working with the CVMA on various easement agreements. One includes the addition of a high speed roll-up door into the area that is currently commercial parking for Vail. We are in the process of discussions with Vail to relocate their designated parking.
- **Property scent and coffee service proposals:** The board has been discussing implementing some signature services, including a scent system that would pipe into the lobby of the B building lobby, and perhaps into the C building lobby. Craig Rettke motioned to approve the Aroma 360 option; Joel Turner seconded the motion. The motion carried unanimously.
- **Lobby services and fees:** There has been a change in the use of the desks/lobby services. Since 2012, All Seasons has worked to facilitate the access controls of the units not in the rental programs. The service has expanded since then, with 86 doors to units to lockout doors (not 86 units) that All Seasons is currently facilitating. Based on the existing fees, and the number of units taking advantage of the existing arrangement, it is becoming increasingly difficult for All Seasons to facilitate this

service. All Seasons is looking for a solution that would allow owners to have the opportunity to continue this service for an additional fee, or alternatively have access to a fob system. The association has a responsibility with a mandated lock system that's uniform for all unit owners, to provide access to the units. This system is by issuing fobs or RFID cards to all owners, but the option to have an onsite service to distribute the keycards is not a requirement of the association. All Seasons is working with the board to create a solution that maintains a good level of service for guests/owners, including the option of a mobile key

#### **MAINTENANCE UPDATE**

- **Completed**
  - Emergency gas line replacement on 12.21
  - Park City Fire Marshall came through and was pleased. There are a few minor action items that will be addressed.
  - Annual fire extinguisher testing was completed in December.
  - Annual fire alarm test was passed off. A few horn strobes were replaced.
  - Annual back-up generator service has been completed
  - Winter shut down of chiller in October
  - Bi-annual safety checks on boilers were completed and there were no issues
  - Assa-Abloy commissioned all locks. There is a software/hardware issue that will be remedied
  - High speed rubber door has a confirmed shipment timeframe of March 2022. The power has been ran, we are just waiting on the door to arrive.
  - Main heating return line in B building has been repaired.
  - Broken pool tiles have been replaced and grouted as-needed.
  - B224 log railing replaced
  - Cosmetic upgrades in elevators
  - Rebuilt two pool pumps in the fall
- **Upcoming**
  - Elevator upgrade in March of 2022 (previously delayed due to shipping constraints)
  - Pool deck cleaning, sealing, caulking
  - Bridge deck resurfacing
  - Pool resurfacing for four pools
  - Fan coil replacement in the lobby as well as the HVAC unit in B515

**ADJOURNMENT:** The meeting was adjourned at 3:21 PM (MT).