



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

Sundial Lodge HOA - Quarterly Board Meeting
Fri, March 4, 2022 2:00 PM – 3:00 PM (MST)

BOARD MEMBERS: Craig Rettke (C412), David Scher (C403, C407, C408), Joel Turner (Vail commercial representative), Richard Schwartz (B202, C212)

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

OWNERS: Jeff Gibson (B302), Leon Peshek (CG402), Tom Wintz (B513), Brad Iverson (C411), Steve Goodman (B315), Kelly Powell (B413), James McInnes (B408), Bryan Edelman (B416), Bob Flaig (B403), Alicia Cummings (C314), Hilary Cholhan (B406), Michael Cremata (C413), Jimmy Vaeth (C406), Martin Shull (B223, B407), Ken Crowhurst (C209), Jay Stewart (B409, C313)

CALL MEETING TO ORDER: The meeting was called to order at 2:03 PM (MST).

ADDITIONS TO AGENDA: There were no additions to the agenda.

APPROVAL OF JANUARY 7, 2022 BOARD MEETING MINUTES: Richard Schwartz motioned to approve the minutes as presented. Craig Rettke seconded the motion. The minutes were approved unanimously.

BOARD COMPOSITION: Heather Worrall has resigned from the board. David Scher motioned to fill this position with Bob Flaig, who has considerable experience on the board, until the election at the annual meeting in September. David noted that Bob Flaig is also on the CVMA board as well. Joel Turner seconded the motion; Craig Rettke voted in favor. Richard Schwartz abstained. The motion carried.

HOA ACCOUNTING UPDATE - MIKE HOWE: The association's fiscal year is May 1-April 30.

- YTD through January 31, 2022:
 - Excess of \$24,785 with a positive variance of \$8,806
 - Revenue earned of \$1,469,787 with a negative variance of \$4,708
 - Negative variance of \$3,586 (late fees)
 - Expenses total \$1,445,002 with a positive variance of \$13,514
 - General & Administrative: positive variance of \$13,283
 - Legal, board, and insurance
 - Common area cleaning: positive variance of \$7,789
 - Security: positive variance of \$1,654
 - Maintenance/repairs: negative variance of \$23,357
 - Maintenance labor, HVAC contract repair, parking garage contractor, and pest control
 - Supplies: positive variance of \$7,331

- Utilities: positive variance of \$9,387
- As of March 4, 2022, the association has one owner 91+ days past due. The balance is \$113.
- Capital reserve:
 - Beginning balance (May 1, 2021) was \$697,260
 - Budgeted annual reserve contribution: \$384,581
 - Budgeted/unplanned FY '22 reserve expenses: \$153,761
 - Anticipated FY '22 ending capital balance: \$928,080
 - Fully funded capital reserve balance: \$2,288,237
 - Estimated percent funded: 40%
 - YTD planned and unplanned capital expenses total \$68,968
 - Fan coils, check valves, window replacement, nano beam, gas line
 - Significant remaining FY 22 capital budget expenses
 - Elevator cab
 - Pool furniture

HOA OVERVIEW UPDATE – JIM SIMMONS:

- COVID-19 update: The numbers in Summit County are dropping significantly. The current rates are in single digits per day. Mask requirements have lightened up in the area
- CVMA update: The association has a pending agreement to finalize discussion points in regards to High Mountain Road, the dumpster enclosure, and easements. HOA attorney, Melyssa Davidson, has been working directly with CVMA and TCFC attorneys to produce an agreement and we currently have a draft under review by the board. This agreement includes obligations CVMA will have, including: easements, payment of the new ice melt system for the new garage entrance, and new high speed door garage.
- Mobile key update: We are working to get the app available for owners and guests. We've had considerable issues with Assa Abloy, the mechanical lock company, and the integration for the system that allows Vail, All Seasons, and other managers to utilize the system. There is a new lead person helping with this; Jeff Jones is also helping onsite to get it up and running.
- Garage roll-up door: It has been shipped and will arrive in the next few weeks.
- Property scent and music service: We are working on this for the B lobby as well as Sirius XM music. This should be wrapped up in the next week.
- Fitness room survey: 46 owners responded and overwhelmingly support the amenity and have shared feedback with suggestions.
- Lobby services and fees: In 2012, when All Seasons came on as the HOA manager, they came on with the idea that they would assist owners not in the rental programs with access to their units. The number of units that All Seasons is managing has grown exponentially. All Seasons and the Board have been in discussions regarding this service and maintaining a quality experience for guests. We are working to get the mobile key app up and running, and provide the HOA required access to the units by the option of owners receiving fobs to distribute to guests and managers. As a third option, owners interested in receiving the onsite services that All Seasons

provides can participate in the services at a greater fee structure as that which previously existed.

MAINTENANCE UPDATE – JEFF JONES:

- Servco (boiler service company) addressed the hot water issues. No complaints since then.
- New PRV valve for boiler make-up water system
- Fixed heat recovery system in C building air handler
- New condenser water sump level control system sensors installed
- Installed new conduit and disconnect and power supply and have pulled the wire for the new high speed rollup door. The door shipped 3/2/22.
- Pulled new ethernet cable in the C200 level for a new access point to improve WiFi signal
- Installed new chemical sensor for bridge spa
- Installed new transformer in the bridge fire pit
- Replaced baseboards in the C300 and C200 level from water damage from a leaking ice maker solenoid
- Installed new exit signs throughout the building
- Fixed numerous heating actuator valves in both buildings, especially B224. This unit's fan/coil unit was causing an extremely loud vibration.
- Cleared out owners' cages of discarded items
- Installed new hot water check valve in the public restrooms/janitors closet. This was part of the hot water issue in the B building.
- Installed two new impellers for pool pumps

ADJOURNMENT: David Scher motioned to adjourn; Craig Rettke seconded the motion. The meeting was adjourned at 3:19 PM (MST) with all in favor.