

**SUNDIAL CONDOMINIUM OWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**FRIDAY, JANUARY 27, 2023**  
**2:00 PM (MT)**

**BOARD MEMBERS:** Craig Rettke (President), David Scher (Vice President), Bob Flaig (Treasurer), Richard Schwartz (Secretary), Brinton Newland (Commercial Vail)

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

**OWNERS:** Avi Berg (C107), Wendy and Ron Blotner (C211), Dan Casey (C207), Alan & Pam Cheever (C311), Hilary Cholhan (C406), Ken Crowhurst (C209), Lauren DuTreil (B408), Jeremy Eimiller (C104), Peter Francis (B216), Mitch Garman (C214), Steve Goodman (B315), Marc Hamburger (B515), Eric Hohmann (C405), Brad Iverson (C411), Henry Kaiser (B509), Karen Mardjetko (C402), Mary Beth McDonald (B224), Joe Moloney (B222), Sally Peltz (B314), Manual Rodriguez & Nicole Ludwig (B420), Marsha Spitz (B411), Kenneth Schwartz (C215), Robert Whitley (B301)

**CALL MEETING TO ORDER:** Craig Rettke called the meeting to order at 2:06 PM (MT).

**ADDITIONS TO AGENDA:** There are no additions to the agenda.

**APPROVAL OF OCTOBER 14, 2022 BOARD MEETING MINUTES:** David Scher motioned to approve the minutes as presented; Bob Flaig seconded the motion. The minutes were approved unanimously.

**CVMA UPDATES**

- The transportation master draft plan is under review; the plan will improve accessibility around the base area with trails.
- Canyons Village Connect had a 13% year-over-year (YOY) ridership increase, with a 4.93/5 rating and an average wait time of 7 minutes.
- The Transportation Master Plan is due in 2023 (every five years). Hales Engineering will be completing the plan, review traffic mitigation initiatives and present to Summit County upon completion.
- Forum remodel
  - Completed:
    - Pavers and edging
    - Snowmelt system
    - Fire pits and furniture
    - Light poles
  - Upcoming:
    - Central fire/water feature
    - Paver sanding
    - Remaining wall caps and minor stone work
- The Ridge project will be completed in February.
- The Ascent project will be completed next year.

- Slopeside Village (employee housing): 450 employees currently housed, and the remainder of the work will wrap up this year. It will house just under 1200 employees upon completion.
- Whitney Ryan has replaced Dave March for CVMA marketing role. The CVMA website has upcoming event schedules.
- SimpleView (CVMA membership software) will launch this spring.
- ANNUAL CANONS VILLAGE MANAGEMENT ASSOCIATION (CVMA) DUES INCREASE TO \$1/SF
  - CVMA members currently pay 40 cents per square foot, annually (\$106,000 for the entire Sundial Lodge for the year). This fee has not increased in 20 years. The Sundial Lodge annual CVMA dues assessment will be increasing to \$1.00/sq ft in August, 2023.
- APPROVED PROJECTS
  - NEW PEOPLE MOVER FROM 7-11 TO CANYONS VILLAGE FORUM
    - CVMA is looking at putting in a new people mover which would be enclosed and faster. \$8,000,000 has been allocated to this project.
  - FORUM PHASE 1 UPDATE
    - Water hookups have been added for food trucks in the summertime.
    - \$4,000,000 has been put into improvements
  - FORUM PHASE 2 APPROVAL: \$8,000,000 has been allocated to this project.
  - SUNRISE GONDOLA UPDATE: \$9,000,000 has been allocated to this project. The gondola will go up to Red Pine Lodge. They anticipate this will be built for the 2024-'25 season.

#### **FINANCIAL UPDATE**

- YTD through December 2022 (Sundial FY is May 1-April 30)
  - Operating: negative variance of approximately \$54,000 on the bottom line.
    - Timing, utilities, common area cleaning
  - Revenue: \$1.4 million earned (flat to budget)
  - Expenses: approximately \$1,416,000 (YTD \$54,000 off from the budget).
    - General & Administrative: negative variance of approximately \$2,000 due to insurance
    - Common Area Cleaning & Supplies: negative variance of approximately \$30,000
    - Maintenance Repairs: negative variance of approximately \$4,000 primarily due to electric and plumbing costs.
    - Supplies: negative variance of approximately \$6,000 due to HVAC filters purchased earlier in the year.
    - Utilities: negative variance of approximately \$11,000 due to increases in price of gas.
  - Delinquent owners: None as of December 31, 2022
  - Reserve: Began the FY with a balance of approximately \$931,000. The association budgeted a contribution of \$426,500. The association budgeted for expenses of approximately \$509,000. We anticipate a reserve balance of approximately \$847,000 at the end of the fiscal year.
    - YTD reserve expenses:

- Balcony repairs, repaint, elevator project, key system, pool work, privacy screens, pedestrian traffic coating, security camera system
- Upcoming reserve expenses:
  - Stucco surfaces and pool resurfacing
- 2023-2024 budget: The association will begin working on the upcoming fiscal year's budget in the next few weeks.

## **HOA OVERVIEW UPDATE**

- KEYS
  - There is a group of owners that utilizes the ASRL onsite front desk for key services. A notice was sent out regarding the desire to increase fees for these services. Any increases will be held off until the end of ski season, to give owners the opportunity to obtain an alternative for unit access.
  - There is a group of owners interested in looking at alternate lock systems to alleviate the need to use the onsite services. A suggested service has been identified, and we (the BOD) will be installing a test lock. If it works as planned, it will be an option for owners who wish to use this system. Owners would be able to create unique codes for their guests' to access their units. Owners would also need to have key fobs available to their guests for access to common areas and amenities.
- PARKING GARAGE – UNAUTHORIZED VEHICLES
  - Trailer and commercial vehicles are disallowed. There is a lower section in the garage designated for Vail parking. The designated area is being moved. If you have a vehicle parked in this area, please contact Jim Simmons directly.
- ROUNDABOUT – DELIVERY VEHICLES, DROP-OFF/PICK-UP
  - Additional staffing has been added to the roundabout area as well as cameras in the area.

## **MAINTENANCE UPDATE**

- COMPLETED
  - Exterior of garage lobbies painted and signage added
  - Lighting clouds installed at garage elevator lobby entrances
  - 5 year elevator weight test completed on C building elevator; B was passed with upgrade
  - Pool chemical feeder interlock pressure switches installed (state order)
  - Patio log railing completed with the exception of the fifth floor of building B on the forum side. This work will resume in the spring
  - New security cameras installed
  - Some exterior doors painted (this will continue when weather permits)
  - Several door closers added to common area doors and closet doors (fire marshal punch list)
- UPCOMING
  - Re-plastering of main pool and spa, including new tile and new coping, deck cleaning, sealing, and caulking (begins around May 1)
  - Concrete and stucco pier cap replacement (bids coming in)

- Gutter and heat tape on southwest side building B and gutter repair on entire building
- Third floor bathroom remodel
- Completion of log railing staining
- Repair rotten log railings as needed
- Exterior door painting
- Repair roof drains at the Board Room
- Deck paver drains over retail space
- Repair room membrane near C402

**FUTURE MEETING DATES:**

- Quarterly Board Meeting: Friday, March 24<sup>th</sup>, 2023 at 2:00 PM (MT)
- Quarterly Board Meeting: Monday, June 19<sup>th</sup>, 2023 at 2:00 PM (MT)
- 2023 Annual Meeting: TENTATIVE date of Saturday, September 23<sup>rd</sup>
  - Quarterly Board Meeting: TENTATIVE date of Friday, September 22<sup>nd</sup>

**ADJOURNMENT:** David Scher motioned to adjourn; Bob Flaig seconded the motion. The meeting was adjourned at 3:48 PM (MT) with all in favor.