

SUNDIAL HOA
BOARD MEETING MINUTES
FRIDAY, MARCH 24, 2023 2:00 PM (MT)
SUNDIAL BOARD ROOM & ZOOM

BOARD OF DIRECTORS: 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), Dave Ricks (HOA Management), Jeff Jones (HOA Maintenance Manager), Nicole Chastain (HOA Administrator)

OWNERS: Hilary Cholhan, Manuel Rodriguez, Sandra Reed, Mary Rettke, Krivisky, Jerry Grochow, Peter Francis, Ken Schwartz, Ken Crowhurst, Kelly Powell, Steve Goodman, Mitch Garman, Stefanie Wintz, Bryan Edelman, Wendy & Ron Blotner, Brad Iverson

GUESTS: John Simmons (CVMA), Brian Madacsi (CVMA)

CALL TO ORDER: Craig Rettke called the meeting to order at 2:07 PM MT.

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

APPROVAL OF JANUARY 27, 2023 MEETING MINUTES: Richard Schwartz motioned to approve the minutes as presented;

2023-24 FY BUDGET: David Scher motioned to adopt the budget as presented; Bob Flaig seconded the motion. The motion carried unanimously.

FINANCIAL UPDATE

- YTD: Negative variance of ~\$93k
 - Revenue earned of ~\$1.7m, flat to budget
 - Expenses total of ~\$1.8m compared to a budget of ~\$1.7m
- Capital Reserve
 - FY beginning balance: \$926,017
 - Budgeted contribution: \$306,500
 - Budgeted/annual FY reserve expenses: \$437,317

HOA OVERVIEW UPDATE

- **PARKING GARAGE – UNAUTHORIZED VEHICLES AND OTHER ENTITIES**
 - There have been vehicles parked in the garage (trailers with snowmobiles, boats, etc.) that are not permitted. All vehicles must properly display a permit. All owners and guests need to be aware of the parking garage policies and procedures.
 - Jeff Jones will work to enforce parking violators by booting their vehicles and or trailers and assessing fines.
- **ROUNDBABOUT ENFORCEMENT**
 - The HOA as an arrangement with CVMA for roundabout staffing. There are still individuals and other properties abusing the space to drop-off people. There are designated areas for drop off: in front of the Edge Steakhouse at Westgate and the motor court.
 - CVMA has cameras installed monitoring the flow of traffic.
 - We are looking at two spaces in front of the fitness area for guests checking in.
- **BOILER ROOM AGREEMENT & DUMPSTER AGREEMENT**
 - Craig and Jim met with Brian Madacsi a few weeks ago regarding the realignment of the road, the move of the dumpster enclosure, etc. Some of the hang-up in getting these items to the finish line related to the county signoff on the realignment of the road. \$35,000 was allocated by CVMA to the high speed door in the lower garage entrance.
 - The area along the sidewalk around the pool will be re-landscaped by CVMA.
 - CVMA has hired an outside security company.

MAINTENANCE UPDATE

- Main pool and spa to be replastered, with new tile and new coping. Clean, seal and new caulking. Start date is April 17.
- New elevator throw carpets have been ordered. These will look the same as the lobby matts.
- New pool furniture slings and new umbrellas have been ordered, samples on basecamp.
- New parking signage has been ordered for the area in front of the fitness window.
- New aroma 360 essential oil diffuser to be installed in C lobby.
- Receiving bids for heat tape and gutters on the southwest side of B building as well as some gutter repair.
- Concrete and stucco pier cap replacement. Bids coming in.
- Finish log staining on 5th floor this spring.

- New light bollards in the courtyard area.
- New parking bollards in front of the fitness window area to create a walkway between the planter and parked cars and to mount new signs.
- 4 Roof/mezzanine deck drains on B building need to be repaired.
- Spring garage cleaning
- Spring carpet cleaning

FUTURE MEETING DATES:

- Quarterly Board Meeting: Monday, June 19, 2023 at 2:00 PM (MT)
- The annual meeting date will be determined by the June meeting.

ADJOURNMENT: Richard Schwartz motioned to adjourn; Brinton Newland seconded the motion.

The meeting was adjourned with all in favor at 4:15 PM (MT).