

**SUNDIAL HOA
BOARD OF DIRECTORS MEETING
FRIDAY, JUNE 16, 2023 2:00 PM (MT)
SUNDIAL BOARD ROOM & ZOOM**

BOARD OF DIRECTORS: Craig Rettke (President/C412), David Scher (Vice President/C307, C403, C408), Bob Flaig (Treasurer/B403), Richard Schwartz (Secretary/B202 & C212), Brinton Newland (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: Pam Flores (B215), Carol Wrenn (B224 & C103), John & Alicia Cummings (C314), Cynthia Gumbert (C312), Brad Iverson (C104 & C411), Ken Schwartz (C215) Sara Krivisky (C110), Scott & Jacque Munroe (C410), Steve Goodman (B315), Jared & Becky Connors (B205), Jerry Grochow (B213), Alan & Pam Cheever (C311), Kelly Powell (B413), Wendy Blotner (C211), Peter Francis (B216)

CALL MEETING 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 MARCH 24, 2023 BOARD MEETING MINUTES: Bob Flaig motioned to approve the minutes; David Scher seconded the motion. The minutes were approved unanimously.

APPROVAL OF APRIL 28, 2023 BUDGET RATIFICATION MEETING MINUTES: Bob Flaig motioned to approve the minutes; Richard Schwartz seconded the motion. The minutes were approved unanimously.

FINANCIAL UPDATE

- YTD through May 31, 2023
 - Positive variance of \$7,700
 - Revenue of \$212,000 dollars, \$1,400 better than budget
 - Interest income on reserve
 - Expenses of \$193,000, which is \$6,300 better than budget
 - G&A \$4,400 better than budget
 - Security \$1,100 worse than budget
 - Maintenance/Repairs \$1,700 under budget
 - Electric contractor
 - Supplies: positive variance of \$1,000
 - Utilities: positive variance of \$1,500
- Delinquent Owners
 - The association has no 91+ days delinquent owners.
- Capital Reserve
 - 2023 FY beginning balance: \$886,795
 - Budgeted annual contribution: \$430,800
 - Budgeted reserve revenue: \$25,200

- Budgeted/unplanned FY expenses: \$589,376
- Anticipated 2023 FY ending balance: \$753,419
- Fully funded reserve balance: \$3,195,572
- Estimated percent funded: ~24%
- Planned FY Reserve Expenses
 - Stucco surfaces: \$202,000
 - Roof: \$75,000
 - Pool surface: \$55,000
 - Balcony deck reseal: \$55,000
 - Exterior lights: \$48,000
 - Fan coil units: \$45,000
 - Other items (heat tape, water softener, etc.): \$108,000

MANAGEMENT UPDATE

- Diamond Parking
 - There is a potential for a paid parking service that would generate revenue for the HOA to offset expenses for the HOA.
 - Owners would still be able to park as normal using the hangtag. Each unit would be allocated a parking pass, however nightly rental guests would pay a fee to park at the property.
 - The busiest months could generate tens of thousands of dollars of revenue.
 - Diamond Parking would charge a commission that would represent about a 20% commission.
 - We are discussing a \$35/night parking charge.
 - There is an app through Diamond Parking that would control permitted guests in the garage and a representative from Diamond Parking would police the garage a few times a day.
 - Bob Flaig motioned to give All Seasons authority to move forward with a one year contract with Diamond Parking; David Scher seconded the motion. The motion carried with four in favor and one abstaining.
- Lynx Common Lock System
 - Complete smart software solution
 - Controls unit doors, elevator doors, common area doors etc.
 - Owner can provide specific access hours (4 hours before check-in, 4 hours after check-in, etc)
 - Works with Vacasa, Lift, Pacaso, Park City Vacations
 - Works with Assa Abloy (current locks) so locks will not need to be changed and will provide a mobile app
 - Direct door access without having to go to the front desk
 - No capital expense to owners (existing locks will remain)
 - \$250 per quarter, per unit, for owners who wish to use this service
 - There would be a training for owners that would be recorded.
 - Implementation time is 60-90 days.
 - November 1st is the start of the third fiscal year quarter and would be the start of the service and fees for owners who opt in.

- David Scher motioned to give All Seasons (Jim Simmons HOA Manager) the authority to move forward with negotiations with Lynx; Bob Flaig seconded the motion. The motion carried unanimously.
- CVMA Agreement
 - We have a final agreement related to the boiler easement. The agreement formalizes the process of giving CVMA access to the boiler that they already have.
 - There are pending agreements related to the re-alignment of High Mountain Road that cannot be finalized, even though we are essentially in agreement because the county needs to sign off on a portion of the work.
 - This agreement includes the re-alignment of the dumpster corral that TCFC paid for and landscaping concessions.
 - Electric bike service is underway; CVMA is in negotiations with a company.
- Decks – Limited Common Areas – Approved Furnishings
 - The Board has been working with Melyssa Davidson (HOA Attorney). We want standards and guidelines that are being drafted by Melyssa.
 - As far as furnishings go, we would like a consistent look. Guidelines are forthcoming.

MAINTENANCE UPDATE

- Completed
 - Certified Fire has completed the fix for the faulty horn strobes in the commercial corridors spaces, public restrooms, welcome center, and Murdock's Café.
 - PC Mechanical has fixed the HVAC units in the C lobby, ski lounge, B lobby, 2nd floor B building elevator lobby, and the cooling unit in the 1st floor transformer room.
 - One more HVAC unit needs to be fixed in the B lobby next week.
 - Unit and common area air filters have been changed.
 - New parking bollards and signage have been installed for the new guest check-in parking area.
 - Parking stall stripes are forthcoming.
 - Re-grouted planter stones in front of fitness window
 - Acid washed stone veneer under bridge to remove efflorescence
 - All common area carpets have been cleaned.
 - Garage has been steamed cleaned and re-stripped.
 - Windows on the B building forum side have been cleaned.
 - Painting all exterior doors
 - Touch up staining on all base boards, chair rail and door trim and front doors
 - Teak oiled all timbers under and around the bridge entrance
 - Re-painted wood trim and elevator door jambs in garage elevator lobbies.
 - Re-painted most of the interior doors. There are still some that need completion.
 - Re-stained courtyard patio logs
 - B building west side needs completion
 - Trane Technologies has serviced the cooling systems and the chiller is on.
 - The building has been sprayed for bugs in both the common areas and the units.
 - Cleaned and sprayed round-up on forum balcony pavers
 - This will be cleaned and sprayed again.
 - Installed scent oil diffuser in the C lobby
 - New pool permit has been purchased

- Pending
 - Pool construction
 - Crack stitching and tile this week
 - Installing new patio furniture slings and umbrellas.
 - Finish balcony log staining on top floors, both buildings
 - New light bollards in courtyard
 - There is a new city ordinance for light pollution, will spec out correct bollards
 - Heat tape and gutter bids for B building and a little on C building.
 - One bid has been received; two more are coming in
 - Pier cap replacement around the building
 - Bids have been received
 - Fix deck drains and membrane leaks.
 - Contractor is scheduled for later in the summer
 - Hot water system heat exchanger is leaking and needs to be fixed
 - Boiler #1 failed safety inspection and needs new gas valves
 - Caulk thresholds on some of the balconies that had water issues
 - Stain cooling tower fence
 - Fix/replace various light ballast in building
 - Replace broken floor exit signs
 - Paint/touch up handrail in stairwells

FUTURE MEETING DATES

- Next Board Meeting: Friday, October 6th, 2023 at 2:00 PM (MT)
- Annual Meeting: Saturday, October 7th, 2023 at 9:00 AM (MT)

ADJOURNMENT: Bob Flaig motioned to adjourn at 3:46 PM (MT); David Scher seconded the motion. The meeting was adjourned with all in favor.