

Sundial Lodge – Quarterly Board Meeting
Monday, March 18th, 2024
Sundial Lodge – Board Room
2:00 PM

Attendance

All Season HOA Management - ASHM

Jim Simmons, Garrick Malin, Jacob Yoshioka, Cait Kroemer

Boardmembers

B402 - Deborah Scher, B403 - Bob Flaig, Commercial Representative - Brinton Newland

Unit Owners

B306 Roger Stevens	C106 Matt Whiteside
C406 Myroslava Cholhan	C311 Pam and Alan Cheever
C109 Kurt and Norma Kost	B202 Richard Schwartz
B212/B222 Joe Maloney	B501 Roger Frandsen
B315 Steve Goodman	B420 Nicole Ludwig
C209 Ken Crowhurst	C211 Wendy and Ron Blotner
B413 Kelly and Robert Powell	B215 Peter Florez
B314 Sally Peltz	C303 Chris Howell
B510 Bonnie Heller	
C411 Brad Iverson	
C215 Ken Schwartz	
B420 Manuel Rodriguez	

Agenda

- 1. Call Meeting to Order - Bob Flaig, Vice President**
 - a. The Meeting was called to order at 2:01 PM MST. HOA President Craig Rettke is traveling and unable to attend.
- 2. Confirm Board Quorum - Jim Simmons, ASHM**
 - a. A quorum of the Board of Directors was present.
- 3. Additions to Agenda**
 - a. There were no additions to the agenda.
- 4. Approve 1.8.2024 Board Meeting Minutes**
 - a. Deborah Scher: **MOTION** to approve 1.8.2024 Board Meeting Minutes
 - i. Second: Brinton Newland. *The motion was unanimously approved.*
- 5. Ratify Board Vote – Wi-Fi Upgrades**
 - a. The Board approved adding 6 Wi-Fi access points to the garage as well as upgrading from Wi-Fi 5 to Wi-Fi 7
 - b. Brinton Newland: **MOTION** to approve ratifying the board vote to upgrade Wi-Fi
 - Second: Deborah Scher. *The motion was unanimously approved.*
- 6. Financial Update - Deborah Scher/Garrick Malin**
 - a. Jim Simmons: ASHM CFO Mike Howe is no longer with ASHM. A new CFO will be announced soon.

- b. Garrick Malin: The association ended January with a deficit of revenues over expenses of \$16,610
 - i. Revenue came in at \$226,085
 - ii. Expenses were 6.91% over budget, coming in at 242,269. Legal, pool towel laundry, and unexpected HVAC and Elevator service calls contributed to the variance.
 - iii. Deborah Scher: We received a notice from Summit County that Water rates are increasing by 31%. We have asked Maintenance to identify ways we can conserve water, including a pilot in a few units of water-efficient shower heads. Owner suggestions are welcome
 - iv. Extensive work is underway to build the 2024-2025 budget. The single largest capital projects are expected to be painting and repairing the stucco, renovating the boot room to expand capacity, and completing the installation of a new cooling tower
 - v. Bob Flaig: The 24/25 fiscal year will begin on May 1st, owners will be notified of the board call for approval of the budget

7. CVMA Update - Jim Simmons

- a. A vendor has been selected for the Sunrise Gondola. Finalization of the construction schedule is pending. Utility lines and realignment of Escala court are anticipated this summer
- b. The proposed cabriolet parking garage is being reviewed by the county. Further discussion is ongoing
- c. CVMA will continue its summer event programming this year. Schedules and updates are available via www.cvma.com
- d. Brinton Newland: The resort closing date has been extended to Sunday, April 21st

8. HOA Update

- a. Parking Service: The parking program has been going well and has generated meaningful revenue for the HOA, including \$14,155 for the month of January. The board is considering re-evaluating the parking rate based on neighboring properties. Pendry rates: Day skiing M-TH \$80, day skiing F-Sun \$100, Overnight guest parking \$50, two hour validated parking \$15, two hour invalidated parking \$30.
- b. Lock Service: The lock committee (Bob Flaig, Brad Iverson) investigated several vendors to upgrade the building lock system. Despite meeting with multiple vendors, and checking references, no company had the technological capabilities and performance record required by Sundial at a reasonable cost. Considering that the current locks are functionally sound, they recommended not to pursue this project further at this time. The board will continue to vet solutions, hoping that better technology and improved performance at a lower price point will be available in the future

9. Maintenance Update Jim Simmons/Jacob Yoshioka

- a. Jim Simmons: Jacob Yoshioka is the new maintenance manager for the HOA.
- b. Jacob Yoshioka: There is ongoing work to map the building plumbing and repair shutoff valves. Several broken exit signs have been replaced. The owner's storage cage is still being cleaned out. Work will be done to install a seismic shutoff valve. Owners will be notified once this work is scheduled, gas will need to be shut off for up to 8 hours

10. Open Discussion

- a. New homeowners will be provided with a building FAQ sheet containing helpful information related to the building
- b. A special meeting will be called to sign the agreement between ASHM and ASRL for the front desk service
- c. Stucco repair is anticipated to be addressed this summer and will be included in the 24/25 fiscal year budget
- d.

11. Next Meeting

- a. Quarterly – Tuesday, July 2nd at 2 PM
- b. Quarterly – Friday, October 4th at 2 PM
- c. 2024 Annual Meeting – Saturday, October 5th at 9 AM

12. Adjourn Meeting Bob Flaig

The meeting was adjourned at 3:39 PM MST