

# Sundial Lodge

## Homeowner Association Executive Meeting

### May 2, 2007

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The Sundial Lodge Homeowners Association Executive meeting was called to order at 10:07 am by Fred Lafer at the Grand Summit Resort Hotel on May 2, 2007.

The following Board Members were present: Fred Lafer, President (via telephone); LJ Corby, Treasurer (via telephone); Erik Lapin, Secretary; and Craig Rettke, Vice President, Jeff Zogg Commercial Member.

Representing the Canyons, Gary Weaver, Lodging Controller; Gary Riness, Vice President of Facilities; Nicole Terry, Director of Owner Services; and Jessica Walls, Lodging Administrative Assistant.

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#### **Budget Ratification Review:**

The proposed budget for 2007/2008 was approved. 51% must be opposed in order for the budget to be voted down. Three owners voted in person and thirty owners by proxy for a total of thirty-three votes. 18% of Sundial Lodge owners were in favor of the budget and 1% opposed.

#### **Treasurer's Report:**

Roger Stevens, owner of unit B306, requested in the Budget Ratification meeting that the Sundial Lodge HOA provide more information regarding new processes and procedures, such as the Response Center. The auditor for the HOA will be consulted to determine whether it is appropriate to provide the budget to the Sundial Lodge owners via The Canyons website.

The financial reserves at year-end, April 30, 2007, were approximately \$250,000. The new 2007/2008 budget will provide approximately \$400,000 in reserve funds by April 30, 2008. The 2007/2008 budget anticipates applying \$150,000 in reserve expenditures over the course of the year.

#### **Sundial Lodge Improvements:**

(Please see Exhibit A)

Jeff Zogg, Gary Riness, Eric Lapin and Nicole Terry conducted an inspection of the Sundial Lodge after the last quarterly meeting.

The Canyons will incur the expense of additional storage behind the Sundial Front Desk.

Gary Riness stated that the re-texturing project in the hallways would require three to four weeks to complete and will begin in May. The color selection for the walls needs to be determined.

The slate flooring inside the elevators has become damaged. There was a discussion regarding whether it was appropriate to continue with slate in the

elevators or to replace it with carpeting. The board felt that carpeting would be easier to maintain and less expensive. Carpeting will be installed in the elevators before June 15th. Gary Riness will propose an appropriate carpet selection.

Gary Riness, Nicole Terry, and John Carpenter, Purchasing Manager, will select and purchase outdoor, weather resistant Jacuzzi furniture.

The rugs in the Sundial Lodge lobby are the property of the HOA. The artwork is property of the Redstone Gallery on loan to the Sundial Lodge. Nicole Terry and the HOA Board members will evaluate the Sundial Lodge lobby and discuss the upgrade proposal from Fearless Design.

The improvements behind the Front Desk and the improvements in the Sundial Lodge lobby will be congruent in style and quality. In the process of upgrading the Sundial Lodge lobby there will be a focus on improving the arrival and remaining competitive with the new hotels and condominium projects being developed in Park City.

Jeff Zogg stated that the architecture and landscaping of the Sundial Lodge is one of the most interesting and unique at The Canyons and has one of the best arrivals. The lobby improvements will support carrying that ideal of a quality first impression to the interior of the Sundial Lodge. Upgrading the lobby, landscaping, painting/texturing the walls, and adding new pool furniture will enhance the arrival experience.

Fred Lafer motioned to approve line items one through nine, not to exceed \$75,000 in total. (Please refer to Exhibit A) This will offer some leeway as to how to apply the funds for line item eight within that \$75,000. The nine items will be completed in this budget year. Craig Rettke seconded the motion, and all were in favor.

Gary Riness addressed line item two on the 2008/2009 proposed improvements. One of the boilers at the Sundial is down and the supplying company discontinued manufacturing the controls. The boilers are in excellent condition. Gary highly recommends replacing the controls, which would be a \$20,000 expense. In order to ensure the Sundial Lodge building will heat consistently through the 2007/2008-ski season, the controls for the boilers must be replaced. Erik Lapin made a motion to approve the boiler room control replacement. Jeff Zogg seconded the motion. All present were in favor. This approval created an overall annual expenditure of \$95,000 for hotel improvements providing an additional \$55,000 in the Reserve Fund for anything unforeseen.

### **Secretary Report:**

Gary Riness accepted his last submission for a chimney design from the glass blowing business. The process would include removing the cement between the two patios and adding the chimney. Aesthetically it will blend well with the overall presentation of the building. Pictures will be sent out to Fred Lafer and LJ Corby for approval. Once approved, the plans will be sent to the engineer and the project will begin. The only remaining concern is the noise. When the glass blower can show that the area will be sound proof, the project will receive approval. The fire department has been consulted in regards to safety.

The installation of the Glycol and the boilers for snowmelt will be approved pending the lease agreement with the RVMA (Resort Village Management Association). Fred Lafer emailed three items needing discussion. Under recitals, item number two needs clarification in regards to the initial term and extensions. Number seven needs to have the owner named as co-insured. In line item eight the word gross needs to be added before the word negligence. These points can be discussed with JoAnne Nadalin, Director of the RVMA.

Tim Vetter provided an update for the Mylar Platt amendment. The amendment is complete and needs to be circulated for signatures. Signatures are necessary to finish the land conveyance of the pool area and the parking lot being reclassified to Common Area square footage. The Mylar Platt document will be recorded at the county for the utility provider, the HOA and all property owners. Tim indicated the signer of the document should be elected. Fred Lafer suggested that Jeff Zogg sign the Amendment.

Tim Vetter provided an update on the golf course. The land transfers are not complete. There is a new proposal being made to the county for a different use of the land for two of the golf course hole locations.

Eric Lapin motioned to approve the quarterly meeting minutes from the last meeting, (DATE) and Craig Rettke seconded. All present were in favor.

### **Old Business**

Teresa DeWilde will take photos of Silverado Lodge and Miners Club to compare the arrival, design and furnishings.

The Homeowners Association Annual Meeting is October 6<sup>th</sup> 2007.

### **New Business**

Reviewed owner comments:

Brian Folb, co-owner of unit B322, requested information from the Sundial HOA regarding installation of flat screen HD TV's in the units. Brian noticed this seems to be the trend in the resort industry.

Lodge net places limitations on what kind of televisions can be placed in the units. Craig Rettke requested a list of acceptable flat-screen TVs. John Carpenter is researching the best value. The televisions can be purchased along with the Grand Summit order. Nicole Terry will draft a letter to the Sundial Lodge owners and the Board members will review it.

The paint color options for the unit interiors are Ramie, Blonde, and Macadamia. Sundial unit C314 A/B has been painted with Ramie. Outside comparisons were conducted to be sure that the offered prices were fair. Half of the cost will be due up front and the rest upon completion.

The Silverado units are outfitted with triple sheeting on the beds. The expense involved in triple sheeting (a sheet, a blanket, another sheet and a bedspread) is purchasing the sheets and doing the laundry. Operationally, the triple sheeting is more time consuming than standard sheeting and costs \$4,075 for sheet purchase and replacement, which comes out of the 4% fund.

Jeff Zogg said that The Canyons would pay for the laundry cost. Craig motioned to spend \$4,000 for triple sheeting, and Fred Lafer seconded the motion. All present were in favor.

**Trustee Allowance:**

Reimbursement to the Executive Committee members was approved at the December meeting for air travel, vehicle transportation, and lodging (Housekeeping Fees) from the HOA budget. There was no specification for the quantity of housekeeping fee allowance.

When a Board member stays in their unit, a one-time housekeeping fee will be reimbursed. If a Sundial Lodge Board member stays in the Grand Summit Resort Hotel, three nights of housekeeping fees will be reimbursed. A maximum food allowance of \$50 per Board member per meeting will be reimbursed. Fred Lafer made a motion to approve the \$50 food allowance and above mentioned housekeeping fee reimbursement. All present were in favor.

**Fred Lafer motioned to adjourn the meeting at 12:03 p.m.**