

**Sundial Lodge Condominium Owner's Association  
Annual Meeting Minutes**

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**Date:** August 7, 2004, 1:00 PM

**Location:** Grand Summit Hotel and Conference Center,  
Kokopelli Ballroom

**Executive Committee  
Members in Attendance:** Jeff Zogg, President; Fred Lafer, Vice-President and Owner  
B402; John Nadalin, Treasurer; Tim Vetter, Secretary; Ted  
Henn, Owner DC405/411

**Owners in Attendance:** Attendance Sheet<sup>1</sup>

**Staff in Attendance:** Gary Riness, VP Engineering and Security; Dave  
Dave Stevenson, VP Resort Sales;  
Kerry Clark, Director of Revenue Management and Sales;  
Pat Van Sickle Stokes, Sundial Lodge Site Manager; John  
Young, Exec. Dir. RVMA

(All items underlined are action items for Board Members)

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Jeff Zogg called the meeting to order at 1:10 PM. He introduced the Executive Committee members to the owners present at the meeting.

**Resort Village Management Association:** John Young, Executive Director

John opened with a presentation concerning the golf course. He distributed an information packet, including the course layout, to those present. (Owners not present at the annual meeting may contact John for a copy of this packet) John stated that the water rights have been purchased, and pending appraisal, the course is set for construction. He cautioned everyone when reviewing the course layout to remember that blueprints will always vary upon construction depending upon the challenges presented by the terrain. While Textron is slated to finance the course, approximately \$4.5 million must be raised by the RVMA. Charter memberships will be sold in order to raise this money.

The golf course will support approximately 30,000 rounds of golf, given time and seasonal parameters. 7,000 rounds will be set-aside for attendees of conferences, lodging at The Canyons. 9,000 rounds will be dedicated to charter members. 300 memberships will be sold, which will entitle each member to 30 rounds of golf per year. Tee times will cost \$65.00, including a cart. Leisure guests will have access to tee times two months prior, while the public may fill open times no earlier than 9 days ahead. John is seeking comments concerning resale of memberships.

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<sup>1</sup> Sundial HOA Annual Meeting Attendance Sheet – August 7, 2004 attached

Joni Kee (B410) asked John for assurance that the homeowners' fee will never be raised to support the golf course. John replied that a special assessment would require a unanimous vote of the RVMA Board. To increase the present dues requires 6 of the 7 members to agree. Fred Lafer (B402) raised the point that after 20 years the RVMA will own the golf course and the charter memberships expire. John said that he would review the membership structure and asked for continued feedback.

John then moved to the agenda point of HOA representation on the RVMA, prompted by a question from Ted Henn. John explained that the RVMA is a master association modeled after the one at Beavercreek. The developer, ASC, has 4 of 7 Board seats. Other developers in the specially planned area (SPA) hold the remaining seats. If the Sundial Lodge homeowners want to gain a seat on the RVMA Board, John recommends that they combine with the Grand Summit HOA and actively seek support from other SPA owners to gain a seat during May's election. Ted asked how to get on the RVMA's mailing list. John replied that he would include anyone who requested. Ted then asked when the exterior lights on the C building would be installed. John stated that the project would be completed by winter. A separate electrical meter must be installed to supply power.

John reported that, depending upon the artist, crowds between 2,000 and 6,000 people attended concerts in the Forum this summer. He invited all to view the landscaping changes that include an additional 15 feet of sod around the original grass area, patios with umbrella chairs, permanent lighting and surround-sound speakers.

**Secretary's Report:** After a review of the 2003 minutes, Jeff Zogg called for a motion to approve. LJ Corby (B315) moved to accept and Ted Henn seconded the motion. All were in favor.

Discussion ensued concerning the use of grills on the unit balconies. Gary Riness stressed the importance of no open flames. A grill that does not produce flames, such as a George Forman Grill, is permitted. However, the grill must be removed from the balcony when not in use by the owner of the unit. When the owner is not staying in his/her unit the grill must be stored in the owner's locker on the parking level.

Another issue discussed was that of appliance replacement. When an appliance stops functioning, the unit must be removed from the rental pool until the broken appliance can be repaired or replaced. In order to avoid that situation, Maintenance would need to have one of each appliance, in black as well as white, in stock. These appliances could be used as temporary replacements until the necessary repair is complete or the owner purchases a new appliance. Fred Lafer moved to allocate no more than \$8,000.00 to Maintenance to purchase reserve appliances. Jim Dullanty (B422) seconded the motion. Mike Baker (B408) objected on the grounds that those owners not in the rental pool would be paying for these appliances without access to them. Jeff Zogg explained that the HOA has hired The Canyons Maintenance to address issues in Sundial. Every owner will have the use of these appliances when necessary. Jeff then asked for a vote on the motion. All were in favor.

**Treasurer's Report:** John Nadalin presented the Association's financial statements for the year ended April 30, 2004. For the year, the excess of revenue over operating expenses was \$38,000, which was \$12,000 unfavorable to budget. This was a result of over spending for legal fees and insurance offset by favorable spending for maintenance. In 2004, overall expenses were \$98,000 higher than in 2003 as follows: \$50,000 for utilities, \$20,000 for legal fees and \$30,000 for insurance. Major expenses funded from the Reserve Fund this year included the addition of flat plates, and repairs to the compressor, boiler and water heater. These expenditures, together with the additional projected costs of the pool will bring the Reserve Fund down to approximately \$115,000 by October, 2004.

The 2005 budget was presented. Dues will increase by 8.3% to cover the 1/3 loss of dues revenue from the parking garage, increase in operating expenses of 4% and to fund a higher contribution to the Reserve Fund of \$50,000. (See attached slides)

**Sundial Projects Report:** Joe Wrona, Esq. presented a brief synopsis of the actions and negotiations that lead to the amendment to the Condominium Declaration.

The first step, to acquire the land for the pool, was accomplished through negotiations with the American Skiing Company. This cooperative effort ended in a win-win situation for both parties. In exchange for the land the developer agreed to structure a special common area, which would require the owners to pay only one-third of the HOA dues rather than the entire amount. The property has been deeded to the HOA and it becomes an asset, providing value. The Management Agreement was then extended.

The vote to amend the CC&Rs in order to adjust for the change in common area, at the time of the annual meeting, was 45.679% in favor of adoption. Recognizing that this was less than a majority of the owners, Jim Dullanty (B422) proposed a motion from the floor that the final count be extended for one week and that at that time if 51% of the Sundial owners have voted to approve the amendment, it will be adopted into the Condominium Declaration. Joe Baker (B308) seconded the motion. All were in favor.

Gary Riness reported that the finished pool project would be significantly improved over the initial design. Originally there were no bathrooms, no grills and a wooden fence. In order to receive Summit County permits, the fence was changed to wrought iron and restrooms with a shower were added. Three years after the original bid, Gary received five bids ranging from \$475,000 to \$715,000. JLS/Onyx was chosen as the pool contractor. Since the beginning of construction, the pool and deck have been enlarged, extra boilers have been added, as well as an automatic filler. Several delays, from Nature as well as bureaucracy, have pushed the opening of the pool into September. Jim Dullanty asked if there would be screening from the driveway. Jeff suggested that the fence be constructed first and then the need for screening be assessed. Gary also pointed out the addition of an exterior patio.

**Canyons Update:** Jeff Zogg reported that the past winter was a record snow/skier year. The Canyons had the highest snow depth in the nation in January and Lodging was 75%

booked during that month. Season passes and lift tickets will be sold in the lower parking lot near the base of the Cabriolet to relieve the congestion in the Forum. The Terrain Park was not a successful design. It has been decided that a superpipe will not be built this next year. 90% of the snowmaking was concentrated on that area, to the detriment of other areas on the mountain. More ambassadors will be on the mountain and in the Forum and parking lot. The two-year signage plan for the base area and the parking lot is proceeding. These signs will help orient visitors to the resort. Tree clearing and more glades will be evident on Tombstone and Peak 5. First Tracks will be offered this season on Wednesdays as well as Saturdays. The program will again be free for owners, but will be offered to guests for a \$30.00 fee. A breakfast will also be offered at Smokies each day of First Tracks at additional cost. Lookout Cabin restaurant will offer full liquor selection. A new lift is scheduled next summer for The Colony as well as the Miners' Club. Joni Kee (B410) asked if a NASTAR racecourse would be added to the mountain. Dave Stevenson, VP of Resort Sales, replied that NASTAR is not a direction that has been pursued as yet. Fred Lafer asked if there were plans for Dreamscape bathrooms and eating facilities. Jeff replied that there are plans in the system for the base areas of Tombstone and Dreamscape lifts, including an outside contractor.

**New Business:** Pat Van Sickle Stokes read a letter addressed to fellow Sundial owners and the Executive Committee from Mark Hannah (B313). Mark asked about the feasibility of setting up a chat room linked to the owners' website. Owners could use the chat room to share ideas and discuss common concerns. Mark also requested a redesign of the owners' identification cards. Jeff Zogg replied that the owners' website will be rebuilt and at that time the addition of a chat room will be investigated. Jeff also noted that this winter season the Owners' cards will resemble a Season Pass – without a photograph. New Owners' cards are scheduled to be issued in November.

With no additional business, Jeff called for a motion to adjourn. Margaret Cotter (C406) moved to adjourn, LJ Corby (B315) seconded the motion. All were in favor. The meeting adjourned at 3:30 PM.

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**Sundial Lodge Rental and Marketing Presentation (immediately followed annual meeting - printed slides included in this mailing)**

**2005 Annual Meeting:**

**TBD**

**Next Executive Committee Meeting:**

**September 27, 2004, 9:00 am  
GSH Conference Center**

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Patricia Van Sickle Stokes, Secretary *pro tem*

