

**Sun Vail Condominium Association**  
**Board Meeting Minutes**  
**Thursday, August 8<sup>th</sup>, 2024**  
**Zoom Conferencing**  
**4:00 AM**  
**(DRAFT)**

**Board Members Present:**

Brian Wilson  
Bruce Johnson  
Charles Croney  
Sharie Grant  
Michael Block  
Brent Loebig

**Management Present:**

Abel Vega  
Mac Garnsey  
Matt Debus  
Steve MacDonald

**Meeting called to order at 4:01am.**

**Annual Meeting Discussion**

Abel Vega and VMC sent a save-the-date for the upcoming meeting and provided the proposed meeting packet to the Board. Sharie Grant is booking the meeting space at the Vail Library and VMC is familiar with the AV setup there. Library details will be included in the meeting packet. Mac Garnsey is still waiting on transition information from Dave Zippie. The Board discussed VMC's Buildium platform for financials and agreed to transfer financials by October 1, with the help of Charles Croney. Special assessments were discussed, with Brian Wilson noting no past issues with assessments under \$300K. VMC suggested a special assessment to fund reserves for projects such as the alarm project. Brian Wilson moved to approve the 2024 budget with an increase in the management fee and a \$300,000 special assessment. Sharie seconded, and all were in favor. Mac outlined the budget approval process, which requires ratification by owners at the annual meeting. The garage annual meeting will be held at a separate time and the date will be chosen after the association annual meeting.

**Maintenance**

**Hot Tub Tile Repair**

VMC and the Board discussed replacing the missing tiles around the inner rim of the hot tub with large stone tiles that match the tiles around the hot tub deck. VMC is working with Timberlee to have this completed before winter.

**Old Business**

**Owners Rental Agreement**

Charles suggested introducing an annual fee for short-term rental units and possibly moving to a single manager or a list of preferred managers. Issues with managers were discussed, and VMC and the Board agreed that owners should begin receiving fines. The rental agreement will be included in the meeting packet and listed under Old Business on the annual meeting agenda, with a return date and contact information specified.

Next meeting TBD.

**Meeting adjourned at 5:39pm.**