

**Sun Vail Condominium Association
Board Meeting Minutes
Thursday, August 8th, 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.