

**Sun Vail Condominium Association
Board Meeting Minutes
Monday, October 7th, 2024
Zoom Conferencing
4:00 AM**

Board Members Present:

Brian Wilson
Bruce Johnson
Charles Croney
Sharie Grant
Michael Block

Owners Present:

Brent Loebig
Carrie Hall
Michael Charles
Teri Forth
Colby Kenyon
Tommy Hollahan
David Cranor
William & Marilyn Forth

Management Present:

Abel Vega
Mac Garnsey
Matt Debus

Meeting called to order at 4:03pm.

Approval of Last Meeting Minutes

Brian Wilson moved to approve the 08.08.24 Board meeting Minutes as written. Mike Block second. All were in favor.

Review of Financials

Mac Garnsey gave an update on the financial transition between Dave Zippie and VMC. Mac Garnsey has been in contact with Dave Zippie to clarify what files are needed to complete the transition and informed Dave that the signers and access to the bank accounts will also need to be changed to VMC. Brian Wilson and Bruce Johnson stated they have not received corrected statements from Dave Zippie showing the correct special assessment amount due at this time. Carrie Hall did confirm that she received a corrected statement recently but others on the call had not.

Maintenance

Fire Life Safety Project Update

Mac Garnsey stated VMC has communicated with Shaner Life Safety and has received additional bid information. VMC discovered that Meridian did not have the capabilities to install and monitor the alarm system with the existing alarm panels in D & E buildings and would need to replace the new panels to be able to service the property. Some other companies were available to bid but had limited support which limited their service capabilities. VMC recommends CSI and their updated bid that was shared in the meeting packet. The project would be split into two different phases. The first phase will be replacing in unit devices in the D & E buildings this fall, and the second phase would be installing new alarm panels and devices in the A, B, and C buildings in 2025. Brian Wilson moved to approve the updated CSI bids and schedule the work based on the two phases recommended by VMC. Bruce Johnson second. All were in favor.

Hot Tub Maintenance

Matt Debus detailed the recent leak found in the hot tub closest to the bathroom. The leak has been isolated, and the hot tub is currently off to search for the fail point. Colorado Pool & Spa are scheduled later in the week to inspect further as well. VMC will update the Board with the inspection findings when ready.

First Floor Jetting

Matt Debus stated that this work is taking place as of the meeting and there was a delay today. Golden Eagle Plumbing is performing the work and was pulled away for an emergency. They are expected back onsite tomorrow to continue with remaining units.

Old Business

Owners Rental Agreement

Abel Vega stated VMC has a total of 12 completed forms with 7 units not renting. VMC will continue to remind the remaining owners to complete and return the forms prior to the winter season.

New Business

Schedule for Future Meetings

Brent Loebig discussed scheduling the garage annual meeting stating this is normally held at the end of the Annual Condo Meeting. Abel Vega has sent a reoccurring calendar invite and conference information for 2025 quarterly Board meetings. The Board will have this information in their calendars going forward.

Parking Passes

Brian Wilson recommends issuing new parking passes including two permanent plastic passes, and a temporary pass template. VMC will work on creating this and issuing it to the owners.

Next Board meeting to be held on January 6th, 2025 at 4pm via Zoom Conferencing.

Meeting adjourned at 5:19pm.