

Sun Vail Condominium Association  
Board Meeting Minutes  
Wednesday, April 27, 2022, at 4:00PM MT  
Via Zoom.us

BOARD MEMBERS PRESENT VIA VIDEO CONFERENCE CALL: Mike Block, Charles Croney, Sharie Grant, Bruce Johnson, and Brian Wilson

ALSO PRESENT VIA VIDEO CONFERENCE CALL: Dan McNeill, Managing Agent, Dave Zippie, CPA and Sara Thurston McNeill, Secretary to the Meeting

- I. Roll Call. With all five Board members present by Zoom, a quorum was established. Sharie Grant called the meeting to order shortly after 4:00PM.
  
- II. Review and Approval of the Minutes of the February 23, 2022, Board of Directors Meeting. These minutes were drafted by management and circulated to the Board. There being no suggested changes, there was a MOTION: TO APPROVE THE MINUTES OF THE FEBRUARY 23, 2022, BOARD OF DIRECTORS MEETING AS PRESENTED. The motion was duly seconded and approved unanimously.
  
- III. Financial Review. Dave Zippie, CPA prepared and presented the current financials (March 31, 2022). According to the Balance Sheet, six months through the fiscal year the association has \$548,272 in total assets, liabilities and equity, including \$461,263 cash in the bank, \$32,717 in accounts receivable, \$16,576 in fixed assets and \$37,717 in prepaid expenses (trash and insurance).

The Income Statement reveals that the association currently has a net surplus of \$553 in the operating account. This compares to a budgeted deficit of \$30 at this point in the year. Therefore, the association is \$583 ahead of budgeted expenses. Overages have been experienced in the line items of Cable TV / Internet, Fire Alarm System and Snow Shoveling. Savings have been achieved in Landscaping, Garage Association Dues, Janitorial and Maintenance Pool.

The 2021-22 fiscal year beginning balance in the Maintenance Capital Reserve Account was \$276,215. Funding through regular assessments totals \$27,000 so far, \$63,517 was added from the 2020-21 fiscal year-end operating surplus, \$60,659 was added from the gain on the sale of Garage Unit 2 and \$20 in interest has been earned. 2021-22 capital

expenses total \$48,119 so far and include \$11,665 to convert Garage Unit 1 and Unit 2 from office space to garages (SVCA retained ownership of Garage Unit 1 and now rents it to a Sun Vail owner), \$4579 for roof consultant fees, \$3761 for landscaping upgrades, \$6335 for landscaping architect fees and \$21,776 to repair and remediate roof leaks. The ending balance in the Maintenance Capital Reserve Account is \$379,292. Another \$27,000 is slated to be contributed to reserves this fiscal year.

IV. Manager's Report. Mark Sauerman sent the following maintenance report to the Board via email prior to the meeting:

- This week there was another roof leak reported in Units 34-E and 24-E. These are the same units that leaked over the holidays. I have Steam Master drying out the wet areas now.
- According to Arapahoe Roofing, they may start next week if they can finish up the job they are currently on. When they give us an official start date, we will send out notification. I have directed them to start on the Building E due to the number of leaks there. There weren't any issues reported with the roofs on the A, B, or C Buildings. Also, chimney caps and heat tape replacement should be considered this year. We did shovel all of the snow off of the roofs of Buildings D and E as a preventative measure because of the two roof leaks already this year.
- We will need to close the pool and hot tubs next week for maintenance and water change out. I will get notification out. We need to do this twice a year due extremely heavy use, once in the spring and once in the fall.
- We have done most of the spring clean-up and aerating. There are still some good-sized piles of snow. These areas will be cleaned up when they melt.
- Corey continues to service the pool and hot tubs 7 days a week and the pool house is cleaned 3 times a week.
- We will need to get the common area corridor carpets cleaned after the Roof Project.
- We continue to get trouble signals with the fire alarm system regularly. There was also an issue with the phone line to the fire alarm control panel in Building C. I met with Century Link, and they repaired the phone line that was damaged under the pedestrian bridge. The entire fire system is outdated and is reaching the end of its serviceable life.
- Dryer vent cleaning in Buildings A and B is starting this Monday. If you recall, they ran out of time last year due to the number of issues that they ran into.
- We have done several rounds of loose paver replacement (on the stairs mostly).
- There are several lights that were damaged this year. I cannot get replacement parts for these lights.

Dan reviewed the Reserve Study with the Board. The Study identifies all of the common elements that the association is responsible to repair and replace, estimates a useful

remaining life for each element and its cost for replacement. In this manner, the Board can effectively plan and budget for future capital projects.

The Board discussed future capital projects and essentially agreed to prioritize walkway and stair replacement due to the related safety issues. Pathway lighting also needs to be addressed. In 2023 or 2024 it will be time to paint the buildings' exteriors again. The Board will discuss these capital projects with the membership at the 2022 Annual Meeting. Dan will ask Jamie McCluskey for his recommendations for materials and design for the walkway / stair project.

The Spring Walk Through was scheduled for Monday, June 20, 2022, at 9AM. This is the on-site meeting where the Board and members of management inspect the common elements and compile the 2022 Projects List. Dan will invite Jamie McCluskey and Tim Lipman of Vail Valley Tree Service to attend.

- V. Other Business. The Board discussed the proposed language for the prohibition of firepits at Sun Vail. After detailed discussion and review, there was a MOTION: TO ADD A CLAUSE TO THE HOUSE RULES THAT READS:

OPEN FLAME FIRE APPLIANCES (I.E: GAS, PROPANE, CHARCOAL, WOOD BURNING APPLIANCES, INCLUDING FIRE PITS, CHIMINEAS, ETC) ARE PROHIBITED ON SUN VAIL PATIOS, DECKS, BALCONIES AND ANY OTHER COMMON ELEMENTS. The motion was duly seconded and carried unanimously.

It was duly noted that both propane and hard-plumbed natural gas barbeque grills are still permitted, along with electric grills (since these devices have covers). Both the Town of Vail and the association's insurance underwriter prohibit firepits at Sun Vail.

The next Board Meeting is scheduled for Wednesday, June 22, 2022, at 4PM MT. The meeting will be held via Zoom.

The 2022 Annual Meeting is scheduled for Saturday, August 20, 2022, at 1:00PM MT. Management hopes to be able to hold the meeting at the Vail Public Library's Community Room and via Zoom (for remote attendees), however, the Library's Community Room is currently closed for meetings. A social gathering will be planned for homeowners in residence at the pool later than afternoon.

VI. Adjournment. There being no further business to come before the Board, the meeting adjourned at approximately 4:50PM.

Respectfully submitted,

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Secretary to the Meeting