

Sun Vail Condominium Association
Board Meeting Minutes
Wednesday, August 2, 2023, 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. Dan McNeill called the meeting to order shortly after 4:00PM.

- II. Fiscal Year-End Financial Review. Dave Zippie, CPA prepared and presented the 2022-2023 fiscal year-end financials (June 30, 2023). According to the Balance Sheet, the association ended the fiscal year (which was a shortened fiscal year of only 9 months) with \$290,300 in total assets, liabilities and equity, including \$210,989 cash in the bank, \$16,382 in accounts receivable, \$37,185 in fixed assets (Sun Vail Garage Unit 1) and \$22,322 in prepaid insurance premiums.

The Income Statement reveals that the association ended the fiscal year with a net deficit of \$8168 in the operating account. Overages were experienced in Electricity, Natural Gas, Snow Shoveling, Snow Loader, Roof Shoveling, Trash and Water & Sewer. Savings were achieved in the line items of Landscaping / Grounds, Maintenance Buildings, Fire Alarm System, Building Janitorial, Office Expense and Snow Plowing.

The 2022-23 fiscal year beginning balance in the Maintenance Capital Reserve Account was \$251,094. Funding through regular assessments totaled \$40,500, \$31,776 was added from the 2021-22 fiscal year-end operating surplus, \$77,000 was added from the gain on the sale of garage units and \$30 in interest was earned. 2022-23 capital expenses totaled \$175,966 and included \$93,716 for the walkway project, \$64,639 for the landscape lighting replacement project, \$10,442 for various expenses related to a leak in Building E, \$4820 for the purchase and installation of three new doors for the pool mechanical room and the pool chemical room, \$87 for some new heat tapes, \$1950 for tree removal and \$315 for a professional update to the Reserve Study. The fiscal year-ending balance in the Maintenance Capital Reserve Account was \$224,434.

Dave reported that the association is currently earning about 3% interest on its reserves. A 6-month certificate of deposit will yield 5% at Alpine Bank.

III. Manager's Report. Mark Sauerman sent the following maintenance report to the Board via email along with the updated 2023 Projects List prior to the meeting:

- The repairs to the stairs and landings behind Building D were very extensive. Once we got into the project to make the repairs, we found a lot of rotted wood. This was all rebuilt and we are now done with the project. The wood landing was replaced with concrete. You shouldn't see any issues with that staircase for a very long time now, but the work was much more involved than we initially thought.
- There was a back-up in the kitchen sink in Unit 12-A. There was some type of blockage that was cleared by PSI.
- There was recently a toilet leak from Unit 32-D into Unit 22-D. The toilet in Unit 32-D was repaired, everything was dried out and the drywall, texture and paint repairs are done.
- I think the flowers are looking pretty good this year. We removed the junipers by the entries. I think moving forward the rock border could be improved with boulders instead of the dry stack rock and the stone monument signs could be replaced as well with bigger and taller ones.
- Ongoing issues with the fire, life and safety system persist. I still recommend replacing the system. The panels in Buildings D and E are still not serviceable or repairable and if either one or both of these panels fail, you will be paying for 24 hour fire watch, which the Vail Fire Department is getting very strict about.
- The decks and metal top caps for the railings need to be cleaned and painted. Due to the occupancy rate in the summer, Dan and I talked about getting this done in the late summer or fall. I have a proposal coming from DCPS, but it may be possible to get this work done through Avalanche for less money.
- The siding and trim are due for another round of replacing rotten boards and painting.
- The pool and hot tubs are still functional but are starting to show wear and tear; at some point they will need to be revamped.
- The walkway and stair bollards replacement project is still on the schedule for this year when the lights arrive (mid- to late September). Replacing those handrails will really complete the look with all of the masonry work and the new lights. I forwarded an estimate for new metal handrails for budgeting purposes.

Dan reviewed the capital spending plan with the Board. Capital projects under consideration for the 2023-24 fiscal year include asphalt patching, walkway handrail replacement, dryer vent cleaning and sewer line jetting. Future, large-scale capital projects include mill and overlay of the parking lot, landscaping upgrades, signage upgrades, painting with partial siding and trim replacement, chimney cap work, the replacement of

common corridor carpeting and the replacement of the fire / life / safety system. The Board discussed the best way to fund these projects. All agreed that it will take one or several special assessments, but that actual costs must first be determined. Dan suggested that a reserve specialist could be engaged to do a comprehensive study and estimate the costs for these capital projects. Some of these projects are not targeted for at least another few years.

- IV. Other Business. The 2023 Annual Meeting is scheduled for Saturday, August 26, 2023, at 1:00PM. The meeting will be held via Zoom. Brian Wilson, Michael Block and Bruce Johnson's two-year terms expire at the Annual Meeting. The Board will meet briefly immediately following the Annual Meeting in order to elect officers and set the date of the next regular Board Meeting. A social gathering for homeowners is planned at the pool beginning at 4PM.
- V. Adjournment. There being no further business to come before the Board, the meeting was adjourned at approximately 5:00PM.

Respectfully submitted,

Secretary to the Meeting