

Sun Vail Condominium Association
Board Meeting Minutes
Monday, January 6th, 2025
Zoom Conferencing
4:00 PM

Board Members Present:

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

Management Present:

Abel Vega
Mac Garnsey
Matt Debus
Steve MacDonald

Meeting called to order at 4:04pm.

Approval of Last Meeting Minutes

Sharie Grant moved to approve the 10.07.24 Board meeting Minutes as written. Brian Wilson second. All were in favor.

Review of Financials

Mac Garnsey provided an accounting update on the association's financials. The income statement shows a net surplus of \$101,000 compared to a budgeted surplus of \$78,000 due to the special assessment income. The balance sheet reflects about \$400,000 in cash and a healthy reserve balance over \$300,000. VMC is still reconciling some outstanding items with the previous accountant, including owner balances and prepayment liability. The owner portal with financial statements is now live. Overall, the association's finances appear in good shape, but some final reconciliations are needed. Charles Croney requested to view and approve bill payments prior to issuing payment.

Maintenance

Fire Life Safety Project Update

Abel Vega and Matt Debus discussed the completion of the D and E building's fire and life safety project, and the upcoming inspections with the Town of Vail Fire Marshall. A, B, and C building's alarm panels and in-unit device replacements will take place in spring and VMC will update the Board as we get closer to the install time period. Bruce Johnson asked about the responsibility for drywall work, to which Abel clarified that it would be contracted out.

First Floor Jetting

Abel Vega stated jetting was completed for all first-floor units except for 4 units that we were unable to access. Abel Vega will send notice to first floor owners requesting that they notify VMC of any signs of slow draining, gurgling sounds, or backups as soon as they are found, and they will schedule emergency jetting for the drain line connected to that area. The Board discussed how to police what is put down the sinks. Abel Vega recommended the association issue strainers to all units to help limit what goes down the kitchen sink drains. Charles Croney also recommended VMC either provide drain cleaner to each unit or apply drain cleaner to individual units every 6 months.

Hot Tub Leak Update

Matt Debus has worked with several companies who have tried to locate the leak without lifting the hot tub out of its bay and it is believed that the hot tub will need to be removed to determine what repair is needed. This will be revisited in spring and the off season to limit the impact to residents.

Old Business

Parking & Parking Passes

The Board discussed parking and parking pass policies at Sun Vail. New parking passes will be issued to each unit, temporary guest passes will indicate unit number and date range, and signage about private property will be added. All new parking passes will be issued in the Spring. The Board agreed to not police parking in front of garages temporarily while they consider revising that rule to allow electric vehicle charging for limited times. An overall review of parking enforcement practices and potential rule changes will be undertaken with guidance from legal counsel to ensure the rules are consistent for everyone. Sharie Grant moved to allow VMC to purchase, create and issue two hard copy parking passes to each unit, temporary printable guest passes, and install parking signage. Brian Wilson second. All were in favor.

Owners Rental Agreement

Abel Vega stated there are four remaining units that are known rentals to send in their completed forms and third reminder from VMC was sent prior to the meeting. The Board unanimously agreed that the deadline for receiving these agreements will be January 31st and any known rental units that have not returned their agreement will be subject to the fine schedule. Abel Vega will send notice of this to the remaining rental unit owners.

New Business

Construction Limitations

Charles Croney recommended policing construction work times through holidays. Sharie Grant believes the current rules address this. VMC recommended expanding the wording in specifically the Rules & Regulations to include specific date periods and hours around holidays throughout the year.

Next Board meeting to be held on April 7th, 2025 at 4pm via Zoom Conferencing.

Sharie Grant moved to adjourn. Brent Loebig second. Meeting adjourned at 6:11pm.