

Lodge Suncadia Residential Condominium Association
Board of Directors Open Meeting
February 1st, 2023 – 3:00 pm
Real Estate Conference Room and remote meetings via Teams
MINUTES

Call to Order: The meeting was called to order at 3:06 by President Gary Kittleson
A quorum was present with the following in attendance: Gary Kittleson- President, Jerry Heinz-Vice President, Brian Jacobson- Secretary, Donna McCaslin- Treasurer, and Jason Fay- 2nd Vice President.

Other attendees: Management: Edward Simpkins - Community Association Director, Lonny Butler – Community Manager, Jennifer Kramer – Director of Design Review and Residential Construction, Kirsten Brunker – Asst. Suncadia, General Manager of Hospitality, Sarah Stills – Lodge Property Manager, Luis Arvizu- Lodge Director of Engineering, Katie Daniels- Administrative Assistant, Megan Huddleston – Senior Accountant

Owner attendees: Dan and Kerry Radley, Amy Baisch, Jamie Fate

Appointment of 2024 Board Officers – Current Board members were appointed for another term.
Gary Kittleson – President, and Donna McCaslin – Treasurer

Approval of Minutes:

1. The minutes of the Regular board meeting on 10/30/2023, were approved as distributed.
2. The minutes of the special board meeting on 11/07//2023, were approved as distributed.
3. The minutes of the Annual Meeting on 12/02/2023, were approved as distributed.

Owner Comment Forum: Amy Baisch comments: Visiting guests are not aware of the renovations. Online bookings and reservations over the phone, guests should be notified. *Kristin Brunker: We do message this to our guests and it is on the website in the pre-arrival communications. The reservations team does have a script too for guests calling in. Bookings online have a disclaimer with dates.*

Treasurer's Report:

Gary introduced Megan Huddleston – Senior Accountant and Christina Pinell – Accounts Payable

1. Gary Kittleson presented the Financial Reports for Q4 of 2023.
2. Gary Kittleson updated the board on the current audit. The 2021 and 2022 audits have been drafted. The board agreed to obtain minimum 2 quotes for the 2023 audit.
3. The Board requested a work study session to discuss the Reserves. Buddy Hughes to recommend.
4. The Board was updated on Reserve Fund investment CDs and High-Yield Investments. With funds expected to be spent, the matured CDs funds are now in a money market account. Annalisa and Gary are discussing higher interest rate money markets that offer availability to the funds.

Management Report: Edward Simpkins presented the management report. A copy will be filed with these minutes.

1. Luis Arvizu updated the board on the Lodge hot water system. The main components of the water system

are working fully. It has been determined there is a flow issue, and a company has been contacted to investigate and balance the waterflow. Proposed solutions are circuit calibration and pump size/location.

Unfinished Business

1. The Board would like to further discuss wall coverings and lighting in the hallways.
2. The Board would like more information to when the carpet expense was discussed.
 - a. The board was informed the \$429,000 amount included design, procurement, artwork, lighting, general contractor installation and demolition.
3. The Board discussed a formal collection policy with rental interception for delinquency and implementing a document between the association and owner that is signed by both parties.
4. The Board requests reports to include more detail and refrain from 'general maintenance.'
 - a. The Board discussed ability to hold payment as contracts are not signed.
5. The Board discussed the balcony railing project. Luis is gathering proposals.
6. The Board discussed the replacement of hallway artwork and storage of replaced pieces.
 - a. The Board would like to review and determine the amount of old artwork to save.
 - b. The Board would like to collaborate with a designer and receive feedback.
7. The Board discussed hallway painting bids.
 - a. The Board requests hospitality/LMCA remove wall covering on the second floor by the lookout entrance. Removal to be coordinated with painting.

New Business

1. The Board agreed a lien should be put in place for the delinquent unit.
2. The Board unanimously approved the 2024 custodial and maintenance services agreements with New Suncadia LLC.
3. The Board tabled the hallway painting discussion until next meeting due to time constraints,
4. The Board tabled acting upon the quote for Telkonet Repairs (\$12,096.00)
5. The Board did not discuss dark sky compliant bistro lights on the lodge balcony units regarding CCRs, due to time constraints.

Executive Session: The Board is planning an Executive Session that did not take place this meeting.

The Board thanked Annalisa Johnson and Kirsten Brunner for providing understanding on concerns,

The Board adjourned the meeting at 5:01 pm

Submitted:

Secretary – Brian Jacobson

Date



Dear LMCA board of directors

I am writing this report to provide an in-depth analysis of the hot water system at the lodge, focusing on its components, drainage behavior, and existing flow problems. The information presented here is based on my experience with water systems, empirical knowledge, and thorough investigations conducted after draining the building multiple times.

Context:

The hot water system at the lodge comprises three main components: a single boiler with 14 independent modules set at 130°F output, a mixing valve, and a recirculation pump. These components work in tandem to provide hot water to various outlets in the building.

Boiler: Sizing calculations indicate adequacy at 60% capacity, allowing for potential issues with up to 5 modules without affecting overall demand.

Recirc Pump: Located in the mechanical room on the first floor, Ensures uniform hot water temperature throughout the loop.

Mixing Valve: Utilizes warm water from the recirculation loop (approximately 80°F) and direct hot water supply {130°F} to deliver mixed water at 125°F.

Diagnosis: Despite all three main components operating at 100%, an increase in hot water complaints has been noted through guest surveys and owner feedback. After draining the building four times to fix plumbing leaks. Further investigation revealed temperature discrepancies in outlet pipes of different rooms, indicating uneven hot water flow.

Corrective and preventive action performed:

Temperature Measurements: Utilize calibrated thermometers to measure temperatures in outlet pipes. Identify instances where pipes from the same main pipe exhibit different temperatures.

NALCO: For regulations and user safety, we carry out a monthly water study with NALCO where part of this study covers the temperature reached. As you can see in the last report, all are within normal.

Proposed Solution:

Circuit Setter Calibration / Balancing Hot water supply and recirc: Every room/Hot water outlet has a circuit setter as part of the flow balance. Engage a professional company to calibrate and adjust all circuit setters in the Lodge.

Review of recirc pump size and location: Contact the company that installed the boiler to obtain engineering design details. Assess the size and location of the recirculation pump for potential improvements.

Summary:

- All existing equipment is operational and under a preventive maintenance program.
- Quotations will be sought to balance the hot water supply/recirc system.
- The boiler installation company will be contacted to obtain engineering design details, specifically regarding the recirc pump.
- It is acknowledged that circuit setter calibration is a crucial step in resolving flow issues.
- Draining efforts will be coordinated to minimize the impact on hot water availability.

In conclusion, while circuit setter calibration is proposed as a potential solution, further investigation into the recirculation pump's size and location is warranted. The intention is to address the root cause of the hot water flow problem for a more comprehensive and lasting resolution.

Thank you for your attention to this matter. I look forward to discussing the proposed steps and receiving your input on the next course of action.

Sincerely,

Luis Arvizu

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To: Lodge Residential Condominium Association Board
From: Edward Simpkins, Director of Community Management
Cc: Suncadia Management Company Team
Date: January 29, 2024
Re: Lodge Hallway Artwork

In response to your request regarding the possible return of hallway artwork, the team reached out to inquire on the possibility to return the artwork and was told that the vendors that the artwork was purchased from will not accept returns given the time that has passed since receiving the product. If the board would like to request to see alternate options for the framing of the artwork, the services unit owner can prepare some options and the associated costs.

Lodge Artwork email thread: “For the artwork, it was all specified from online vendors such as Etsy, Minted, iCanvas, Inner Vision Studio, Anthropologie, Wayfair and Pixels- since they are all running line/retail or from Etsy (which as you mentioned does not have favorable return options) and delivered back in April-June, the vendors are unwilling to take returns even if unused based on it being 5-6 months ago since they were delivered.

I am sorry to be the bearer of bad news. I would think it could be an option, we can work with a local framer to see if they can reframe the pieces with more substantial frames to about breaking/warping. Please let me know if this is something that you would like me to investigate further. If so, I would just need to have the spec item numbers and/or photos and dimensions of each piece.

Sarah has purchased a few options for replacement frames for the white framed artwork and can present the options and costs associated to them if the board wishes to see alternative options, although I know that they do not really care for other pieces aside from just the white framed artwork.”

Old Artwork Storage: The artwork that was taken down is currently being stored. We are being asked what the LRCA Board wants us to do with it, as the Shared Facilities Operator doesn't have room for long-term storage.



SUNCADIA
COMMUNITY ASSOCIATIONS

To: Lodge Residential Condominium Association

From: Edward Simpkins – Director of Community Associations

Cc: Suncadia Management Company

Date: February 1, 2024

Re: Community Associations Staff Report

By request of the LRCA Board of Directors, HOA Management received 3 bids for interior hallway painting. Companies were asked to give bids based on low VOC paint, and square footage, and to give two prices (1 for a single paint color, 1 for a secondary color at doorways). Two coats of paint were requested and an estimated timeline for completion was asked.

Lasting Paint – \$326,795.00. Provided a bid that does not include a secondary paint color for interior doorways.

Round Up Custom Paint - \$97,235.95. Provided a complete bid that included all necessary information.

Long Painting - \$129,370 – Provided bid with extras, the bid includes one coat of paint.