

**Minutes of the Lodge at Suncadia Master Condominium Association
Board of Directors Regular Meeting
February 21, 2022 – 10:00 a.m. – Moved from February 14
141 Firehouse Road or remote meeting via Zoom**

Call to Order

The meeting was called to order at 10:02 am

A quorum was present with the following directors in attendance: Gary Kittleson –President, Vacant - Vice-President, Jason Fay – Appointed Secretary/Treasurer.

The Board ratified the Declarant appointment of Suncadia Resort, LLC Managing Director, Mark Thorne to the LMCA Board to replace Roger Beck.

Other attendees: Management: Michael Bennett - Community Association Director, Neal Tackett – Operations Manager, Noni Hughes – Suncadia Resort General Manager, Kirsten Brunker – Director of Lodging Operations

Approval of Minutes

The Minutes of the November 10, 2021, meeting were approved as distributed.

The Minutes of the December 4, 2021, Annual Owners meeting were approved as distributed.

Treasurer's Report

Gary Kittleson and Michael Bennett presented the Q4, 2021 financial reports.

Management Report

Neal Tackett, Michael Bennett, Noni Hughes and Kirsten Brunker presented the management report, a copy of which is attached to these minutes.

Unfinished Business

The Board reviewed and discussed the 2020 Financial Audit status with Clifton, Larsen Allen LLP. Senior auditor, Emily McCann presented the semi final audit documents and described the new ASC 606 Reserve Revenue Recognition changes to the audits for all HOA's going forward.

New Business


- a. *The Board approved the rain gutter – downspout reserve project replacement (2021 - Reserve project funds budget = \$13,063)*
- b. *The Board approved the Lodge exterior wood repairs and building caulking reserve projects expenditures but requested a new bid for the exterior repair work (2022 Reserve fund budget = \$12,059)*
 - i. *The Board also requested management determine the cost and availability of an exterior paint / building inspector consultant, prior to painting the Lodge exterior (2022 Reserve Project).*

- c. *The Board discussed the snow removal expense cost overruns due to weather emergencies in December and January and will take further action as the February costs are finalized and the SROA / SCC funding options are approved.*
- d. *The Board approved the 2022-23 Grounds Maintenance contract (Heritage Landscaping).*

The meeting adjourned at 11:11 am.

The next regular open board meeting is May 9, 2022, at 10:00 am.

Submitted:


Jason fay (Feb 28, 2022 13:53 PST)

Secretary – Jason Fay

Feb 28, 2022

Date

***The Lodge at Suncadia Residential / Master Condominium
Association***

February 2022 - Management Report

Master and Residential

1. Ongoing tasks (Both Master and Residential)
 - a. Regular communications and unscheduled inspections of the Lodge, along with the monthly inspections.
 - b. Custodial and maintenance contracts are being monitored.
2. Projects / Major Repairs Completed
 - a. Fire Access roadway sealcoat completed, except for portion adjacent to the Glade Spring Spa
 - b. LMCA Lodge phone switching upgrade status update – Completed.
3. In Process
 - a. Lodge balcony railing refurbishment status update – Vendor is caught up and ready to take on this project.
 - b. Current Lodge carpet storage at Premier Flooring Ellensburg and donated carpet removal on P2.
4. New Business
 - a. Services Unit Owner requests Executive Session with board to collaborate on liability and legality situations arising amongst third party vendors and third-party operators.
5. Planning
 - a. 2022 LMCA Capital Reserve Fund projects include:

Exterior Wood R/R	10,049
Building Caulking R/R	2,010
Door Hardware R/R	3,015
Lodge Exterior Paint Synthetic Siding/Shingles - North Lookout	105,514
Lodge Exterior Paint Synthetic Siding/Shingles - South Portal	105,514
Lodge Exterior Paint Synthetic Siding/Shingles - Front Side	251,223
Lodge Exterior Paint Synthetic Siding/Shingles - Back Side	321,565
Porte Cochere	15,249
Air Compressor Fire System	1,005
Backflow Preventors	2,814
Landscape Restoration - Annual Allowance	5,066
Expeditures	823,023

b. 2022 LRCA Capital Reserve Fund projects include:

Balcony Railing Phse #2	32,752
Balcony Railing Phse #3	32,752
Deck Coating/Waterproofing	51,245
Hallway Artwork - Refurbishment	6,044
Hallway Carpet Floor #6	253,125
Hallway Painting #6	89,869
Wall Light Fixtures	15,110
Wall Light Fixtures - Shades	4,049
Wood Privacy Walls	2,045
Wood Privacy Walls - Patio Fence River Side	8,179
Wood Privacy Walls - Patio Fence Spa Side	5,112
	500,280





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Final Audit Report

2022-02-28

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