

Lodge Residential Condominium Association
Board of Directors Special Open Meeting
Friday, March 8th 2024 – 3:00 pm
Real Estate Conference Room and Remote via Teams
MINUTES

Call to Order

The meeting was called to order at 3:05 pm by Vice President Jerry Heinz.

A quorum was present with the following directors in attendance: Jerry Heinz-Vice President, Brian Jacobson-Secretary, and Donna McCaslin-Treasurer, Jason Fay 2nd Vice President

Other attendees: Management: Edward Simpkins – Director of Community Associations, Jennifer Kramer – Director of Design Review and Residential Construction, Katie Daniels – Administrative Assistant, Luis Arvizu – Lodge Director of Engineering

Owner attendees: Amy Baisch, Dan Radley and Dave Schurman

Approval of Minutes – N/A

Treasurer’s Report – N/A

Management Report – N/A

Unfinished Business –

1. Luis Arvizu updated the Board on the Balcony Railings.
 - a. Bid proposals are expected by the end of March.
2. Luis Arvizu updated the Board on the Roof Gutter Maintenance and Repairs.
3. The Board discussed the Hallway Painting Project.
 - a. The Board discussed confirming a paint color with Hospitality.
 - b. The Board discussed Longs Painting confirm if two coats are required to change color.
 - c. The Board discussed sequence of painting one hallway per week and start date timeline.
4. The Board discussed the Hallway Artwork
 - a. The Board discussed hiring a company to repair frames and install artwork.
 - b. The Board discussed Management placing artwork in climate-controlled storage.
5. Jennifer Kramer updated the Board on Dark Sky Compliant Bistro Lights on Lodge Balconies.
6. Luis updated the Board on Telkonet Maintenance and Repairs and quote of \$8,762.00.
 - a. The Board deferred and agreed this is a LMCA decision. The Board requests a letter sent to LMCA advising they consider deferring in lieu of required replacement in 2026.

New Business –

1. The Board Tabled the Discussion of SONIFI Solutions Renewal Letter.
2. The Board Discussed in room TV Troubleshooting and Remote-Control Services.

- a. The engineering contract will be amended to include supporting remote control battery replacement and proper operation of the television service as needed.
3. The Board Approved the Owner Request to change their floor covering.
 - a. The Board would like the owner(s) advised and aware of any Hospitality Rental Program requirements.
4. The Board requests next Regular Meeting Agenda to include accounting of the Carpet Expense.

Owner Forum –

1. Owner Marie H. question: Hallway Paint. ‘Are we doing any new color in the door nooks or all the same again?’ The Board Response: At this time, No.

Adjournment – 4:48 pm

Executive Session – The Board recessed the Open meeting to convene an Executive Session.

Submitted:

Brian Jacobson
[Brian Jacobson \(Jun 6, 2024 13:29 PDT\)](#)

Secretary – Brian Jacobson

06/06/2024

Date






LRCA Special Board Meeting 3.8.24

Final Audit Report

2024-06-06

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