

**Minutes of the Lodge at Suncadia Residential Condominium Association  
Board of Directors Regular Meeting  
February 18, 2019  
141 Firehouse Road**

**Call to Order**

The meeting was called to order at 9:00 am

A quorum was present with the following directors in attendance: Gary Kittleson – President; Jim O'Donnell – 1st Vice President (by telephone); Jason Fay- Secretary; Brian Jacobson– Treasurer; Shanna Tomko – 2nd Vice-President

Other attendees: Management: Pat Simpson - Community Association Director; Brain Horstman – Director of Finance; Neal Tackett – Operations Manager, Brian Lee – Resort operations.

**Owners:** Lee Ann Sharp Huggins, Robert McCaslin, Lindsey Fay

**Owners Forum:** No comments

**Approval of Minutes**

*The Minutes of the October 22 2018 Regular Meeting, December 1, 2018 Annual Meeting and the December 1, 2018 Organizational Meeting were approved as distributed.*

**Treasurer's Report**

Brian Horstman presented the Treasurer's Report which will be filed with these minutes. After completion of the Audit and issuance of the statements, the Board will consider whether there is excess operating cash allowing for a transfer of some of the cash to the Reserve account.

Brian gave an update on capital projects. Reserves are funded per the reserve study. Brian Lee reported on the Saflock system. Timing is about 2 months to receive the locks and then another month for installation. Management will ensure that RFID and Bluetooth are features. The Board approved moving forward on the locks which was budgeted as a 2019 capital expenditure.

The collection report was given.

**Management Report**

Pat Simpson gave the Management report. A copy will be filed with these minutes.

Fire Situation Update: Pat Simpson gave a fire update. Permanent doors should be installed before the end of March. Unit liens displacement has been resolved except for one unit. All units are back in service except unit 2074 which had major damage. It is close to being ready. Tile and wallpaper need to be selected and replaced since the original materials are not available. Roof is being repaired. Kitchen should be back in service mid-May to early June.

**Unfinished Business** - Management will order a sample of balcony furniture to show to hospitality management and the Board by the next Board meeting. If approved, this will be the standard for balcony furniture. Owners would be allowed to order from these standard pieces to replace balcony furniture as needed at their own expense.

**Owner Forum –**

Owners discussed the following:

- Asked for a schedule for work being done in 2074 and on roof since it impacts their unit. Management will ask restoration company for the schedule.
- Clearing snow from the steps and paths. This will be addressed
- Ice on non-Lodge pathways – It was explained this is a SCC expense and it being addressed as much as possible with the ever changing winter conditions.
- Burned out lights in spa parking lot- Resort will be notified
- No doggie bags- Resort will be notified
- Roof noise – Owners were informed that the Master Board took action on this issue (involving the chiller) at their Board meeting. It is in the minutes.
- Parking – Level P1 of the parking garage should open up a great number of parking spaces within 30 days. It was explained that employees may park on P3.
- Mail – An Owner was concerned about lost mail. Management explained that mailboxes will be available soon for permanent residents.

**New Business**

The meeting adjourned at 11:46 am. Next meeting is May 20, 2019

**Submitted:**

  
Jason Fay, Secretary

5/20/19  
Date

**Management Report January 2019**

**Master**

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 being monitored.
2. Completed
  - a. Changed Fire system and fire extinguished monitoring contracts
3. In Process
  - a. Replacing Fire extinguishers
  - b. Reviving recycling efforts
  - c. Elevator Lobby décor enhancement
  - d. Addressing insurance claim issues
4. Planning
  - a. Replacement of Trash Compactor - Approved
  - b. Revision of air flow system at chiller – Hire a consultant - Approved

- c. Improve internet security

**Residential**

1. Completed
  - a. Updated Lodge Owner FAQs
2. In Process
  - a. Refrigerator and Washer Hose replacement