

**Minutes of the Lodge at Suncadia Residential Condominium Association
Board of Directors Regular Meeting
February 8, 2021 – 2:00 pm
141 Firehouse Road
Remote Meeting via Zoom due to COVID-19 Restrictions**

Call to Order

The meeting was called to order at 2:03 pm

A quorum was present with the following directors in attendance: Gary Kittleson – President; Jason Fay-Secretary; Brian Jacobson – Treasurer; Jim O’Donnell – 1st Vice President. Vacant – 2nd Vice-President.

Other attendees: Management: Michael Bennett - Community Association Director; Neal Tackett – Operations Manager, Noni Hughes – Resort General Manager; Jeremy DeJong – Resort Director of Maintenance; Kirsten Brunner Director of Lodging Operations.

Owners: Stephen Gall, Lindsay Fay, Donna McCaslin

Owners Forum: Donna McCaslin asked if the exterior paint above the Conference Center entrance (to the upper right of the Porte Cochere) could be touched up where it is peeling / faded. Jeremy DeJong and team will address this as soon as weather permits. Jason Fay asked on the status of enforcing the proper storage of bicycles in and around the Lodge entrance. Resort GM, Noni Hughes reported that enforcement has been increased and that guests are now being instructed when observed leaving bikes near the entrance and on walkways, to use the bicycle storage area near the pathway to the Spa complex.

Approval of Minutes

The Minutes of the November 19, 2020 open board meeting were approved as distributed.

The minutes of the November 19, 2020 Executive session were approved as distributed.

The minutes of the December 5, 2020 Annual Owners Meeting were approved as distributed.

Treasurer’s Report

Michael Bennett presented the 2020 Q4 Treasurer’s report, which are filed with these minutes. Michael also gave a summary of Association related expenditures, balance sheet, income statements and reserve statement.

Michael presented an overview of the accounts receivable aging and reported that the delinquency rate and amounts owed for LRCA assessments is improving; however, there are several properties that are more than 90-days delinquent with significant amounts in arrears and will be referred to the Board in an upcoming executive session for legal collection actions. Michael also reported that the Reserves are funded.

Management Report

Michael Bennett, Neal Tackett, Noni Hughes, Kirsten Brunker and Jeremy DeJong gave the Management report. A copy will be filed with these minutes.

Unfinished Business – Discussions

- a. Jeremy DeJong and Noni Hughes provided updates on the success in repairing the Lodge Hot Tub flow lines, where a new line was bored under the Lodge to replace the failed sections. Jeremy DeJong reported that now that the Hot Tub is full and heated, they are working on rewiring the spa jets to bring them into full function.

New Business

Review and approval of the 2021 Hallway Painting Project - *The Board reviewed 3 competitive bids that were submitted and approved the selection of Long Painting Company to perform the hallway painting project at a cost of \$81,230, from a reserve budget of \$89,869.*

SMC Management Agreement Renewal - *The Board ratified the automatic renewal of Management Agreement between Suncadia Management Company and Lodge Residential Condominium Association, effective January 20, 2021, per Section 3.2 of the existing agreement.*

The Board adjourned the meeting at 3:17 pm.

The next regular board meeting is May 10, 2021.

Submitted:

Jason Fay, Secretary

Date

The Lodge at Suncadia Residential / Master Condominium Association
November 2020 - 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. The replacement of the Lodge Chiller system (air conditioning – HVAC) system was finished just as we started seeing hot summer days. This was necessary to address issues where Lodge Units and hallways become uncomfortably hot on summer days and to address noise issues created by the current rooftop location of the existing chiller system. The reinforced concrete base pad for the chiller system pad was constructed prior to winter weather to insure the installation and equipment transition will go smoothly
 - b. The SafeLok unit door lock replacement project has been completed.
 - c. The Lodge 2nd floor replacement doors have been installed and the new SafeLok locksets reinstalled.
 - d. Repairs have been completed to the “1,000 steps” concrete which was damaged by vandalism in late summer. Leading edge paint / striping of the stair tread edges will be completed in the spring, following winter snow accumulations.
 - e. 23 plants added to the ornamental bed in front of the Porte Cochere. These will provide a succession of color throughout the year.
 - f. Two areas of native grass adjacent to the fire access road were hydro seeded.

3. In Process
 - a. Lodge Property Management / Rental Management is finalizing budgets to accommodate the unit balcony furniture replacements. Property Management / Rental Management and the HOA management teams will communicate with owners to coordinate details, owner FF&E account charges and / or billings for the furniture replacement.
 - b. Lodge balcony railing refurbishment for selected units in continuing, with additional reserve funds allocated in the 2021 budget year. Railings will be removed and refurbished by powder coating the rails and painting the posts. The timing of the refurbishment of each Railing will be according to their current condition and appearance. This project and the Reserve funding for the railings are in three phases and the refurbishment does not apply to ALL units.

c. Lodge Hot tub flow line relining / repair project repair scheduled for November 11, 2020

4. Planning

a. 2021 Capital Reserve Fund projects include:

- Telkonet unit energy management upgrades (\$10,000)
- Rain gutter R/R (\$13,000)
- Door hardware R/R additional SafeLok for exit doors (\$3,000)
- Fire access road asphalt seal coat (\$4,500)
- Rain gutter heat tape R/R (\$7,000)
- Hallway painting (\$90,000)
- Privacy fence painting (\$8,000)
- Lodge balcony railing refinish (\$96,000)