

Minutes of the Lodge at Suncadia Residential Condominium Association
Board of Directors Regular Meeting
March 18, 2021 – 5:45 pm
Remote Meeting via Zoom due to COVID-19 Restrictions

Call to Order

The meeting was called to order at 5:46 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

Owners: N/A

Owners Forum: N/A

Approval of Minutes N/A

Treasurer’s Report N/A

Management Report N/A

Unfinished Business

New Business – Discussion of changes to owner access of laundry machines (Floor 1 Exclusive Services Area)

- *At the request of Director Jacobsen, the Board reviewed and discussed recent changes by the Services Unit Owner, which have eliminated open owner access to the washers and dryers in the ESA located in the north corridor on floor one.*
- *The Board recognized the past practice and professional courtesy provided by the Services Unit Owner which permitted owners to access the two washing machines and dryers in the space, free of charge.*
- *The Board acknowledges that the Shared Services Covenant specifically defines that space as Exclusive Services Area (ESA) for the sole and exclusive use, access and enjoyment of the Shared Services Unit Owner and its guest and invitees, with Benefit, Control, Maintenance and Expenses of the space the exclusive responsibility of the Services Unit Owner.*
- *The Board directed Director Kittleson and CA Management Director Michael Bennett to meet with Resort General Manager, Noni Hughes to discuss these changes and explore any accommodations, in addition to what Noni had previously offered, that could be made including, at a minimum for owners of Lodge Studio Units, occasional use of the machines, since those Units do not have washing machines inside the owner’s condominium unit.*

The Board adjourned the meeting at 6:17 pm.

ADDENDUM TO MINUTES: Mr. Kittleson and Mr. Bennett met with Noni Hughes on 03-22-2021 at 10:00 am to discuss the access issue and possible accommodations that might be available.

Noni advised that the Lodge Services Unit Owner is in the process of sourcing a professional vendor or creating an “in-house” drop-off laundry service for all owners and guests at the Lodge. These services would be in addition to traditional Hotel Guest Dry Cleaning services, the goal of which is to provide a professionally managed laundry service with a “resort quality standard” consistent with a “first-class mountain resort property”.

Noni also agreed to give some thought to what other accommodations could be made, particularly during the interim period before the laundry vendor option could be put in place and provide that information to the Board as soon as possible.

The next regular board meeting is May 10, 2021.

Submitted:

Jason Fay, Secretary

Date