

**Minutes of the Lodge at Suncadia Residential Condominium Association
Board of Directors Regular Meeting
May 9, 2022 – 10:00 a.m.
141 Firehouse Road and remote meeting via Zoom**

Call to Order

The meeting was called to order at 10:00 am

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

Other attendees: Management: Michael Bennett - Community Association Director; Lonny Butler – Community Manager, Neal Tackett – Operations Manager, Noni Hughes – Resort General Manager; Matt Schilling – Engineering Manager; Kirsten Brunner - Director of Lodging Operations.

Owners: Stephen Gall, Robert Moss, Lindsay Fay

Owners Forum: Donna McCaslin spoke about internet issues. Jerry Heinz brought up discussion about hallway painting and carpet replacement. Jason Fay asked about the stream and pond next to the Lodge Fire pit. Lindsay Fay brought up discussion about the back wooden fence and stability.

Approval of Minutes

The Minutes of the 02/14/2022, open board meeting approved as distributed.

Treasurer's Report

Gary Kittleson presented the 2022 Q1 Treasurer's report.

Management Report

Lonny Butler, Neal Tackett, Matt Schilling, Noni Hughes, and Kirsten Brunner gave the Management report. A copy will be filed with these minutes.

Unfinished Business – Discussions

- a. Gary and Management updated the LRCA Board and owners on the continued exterior painting project that LMCA is currently working towards.
- b. Gary spoke to LMCA's future possible replacement of the Lodge monument sign.
- c. Noni gave an update on the Operational design update they are currently working on.

New Business

- a. *Robert Moss asked for a committee to negotiate lower rates for rental program owners to use the Swim and Fitness Center. The Board is taking this under advisement.*
- b. *The Board discussed possible security concerns whereas security cameras have been discussed and considered by the Board. The schedule and responsibilities for installation was discussed by Noni Hughes.*
- c. *Schedule for the re-striping and cleaning of the parking garage was discussed. Matt Schilling and Lonny Butler will discuss and follow-up with the Board.*

The Board adjourned the meeting at 10:53 am.

The next open board meeting is August 8, 2022, at 10:00 am.

Submitted:



Brian H. Jacobson (May 10, 2022 18:49 EDT)

Brian Jacobson, Secretary

Brian H Jacobson

Date

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

May 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, remainder scheduled for completion on June 2nd.
 - b. Renovations to several plant beds in Lodge Driveway were completed.
 - c. Replaced mulch
 - d. Replaced a broken bollard light.
 - e. Converted several lights to LED bulbs.
 - f. Reset posts at guest bicycle corral.
 - g. Carpet removed from bicycle locker on P1.

3. In Process
 - a. Lodge balcony railing refurbishment status update – Vendor has started on this project.
 - b. Most of the gutters have been repaired, vendor has been secured to replace beam.
 - c. Vendor has been secured to replace missing siding and loose siding on the west wall.
 - d. Lodge Engineering getting a quote to get all gutters and roof drains cleaned.

4. New Business
 - a. N/A

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

2022-05-10

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