

Minutes of the Lodge at Suncadia Residential Condominium Association
Board of Directors Regular Meeting
May 10, 2021 – 8:00 am
Remote Meeting via Zoom due to COVID-19 Restrictions

Call to Order

The meeting was called to order at 9:33 am

The Board appointed owner Donna McCaslin to fill vacant LRCA director seat as 2nd vice president (remaining term expires in December 2021).

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, Donna McCaslin, 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: Jerry Heinz, “Lee Ann”, Lindsay Fay, Donna McCaslin

Owners Forum: Donna McCaslin asked about storage of two vehicles in the P-1 Garage. Lindsay Fay asked about the status and plans for addressing enforcing the proper storage of bicycles in and around the Lodge entrance and in the garage enclosure. Ian Miller inquired concerning the striping in the garage - Jeremy DeJong reported that the pressure washing of the concrete and striping will be completed in the next 60 days. Brian Jacobson observed that the replacement doors on floor two, are not an exact match for the doors damaged in the Lodge Kitchen Fire and volunteered to give management the contact information for a custom door supplier in Seattle who estimated his firm could supply exact matches for under \$1,000 going forward.

Approval of Minutes

The Minutes of the February 28, 2021 open board meeting were approved as distributed.

The minutes of the March 18, 2021 Executive session were approved as distributed.

Treasurer’s Report

Brian Horstman presented the 2020 Q1 Treasurer’s report, which are filed with these minutes. Brian also gave an update on the LRCA Cash Flow worksheet and the Aged Accounts Receivable / Collections status. The 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 if they remain delinquent following the next collection / late notice to be mailed within 30 days..

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

Jeremy DeJong provided an update on the repair of the Lodge Hot Tub rewiring the spa jets to bring them into full function.

New Business

The Board approved the 2021 onsite reserve study engagement (Hughes Reserves & Asset Management, LLC).

After Review the Board tabled action upon donation of unused hallway carpet to Habitat for Humanity, pending review of possible need for a portion of the carpet prior to the 2022 scheduled hallway carpet replacement.

The Board adjourned the meeting at 11:05 am. And convened into Executive session at 11:06, coming back out of Executive session at 11:24, ratifying the discussion in Executive session and the adjourned the Open meeting at 11:36 am.

The next regular board meeting is August 9, 2021 at 9:30 am.

Submitted:

Jason Fay
Jason Fay (Jul 21, 2021 11:45 PDT)

Jason Fay, Secretary

Jul 21, 2021

Date

The Lodge at Suncadia Residential / Master Condominium Association
May 2021 - 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. Two streetlights reinstalled on pathway behind parking garage.
 - b. Hot Tub operational.

3. In Process
 - a. Fire Access roadway sealcoat scheduled for May 18-19.
 - b. 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.
 - c. Lodge balcony railing refurbishment for selected units is 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.
 - d. LMCA Lodge phone switching upgrade for Board approval is on the May, 2021 LMCA agenda (Reserve replacement of hardware and software upgrades in conjunction and concurrent with Hospitality Division phone switch upgrade).

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) – *Scheduled for mid-May*
 - Rain gutter heat tape R/R (\$7,000)
 - Hallway painting (\$90,000) – *Deferred pending designer input / work product – Hyatt – Destination Hotels*
 - Privacy fence painting (\$8,000)
 - Lodge balcony railing refinish (\$96,000)






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Final Audit Report

2021-07-21

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