

+Lodge Suncadia Residential Condominium Association
Board of Directors Open Meeting
July 31, 2023 – 10:00 am
141 Firehouse Road and remote meetings via Teams
MINUTES

Call to Order

The meeting was called to order at 10:04 by President Gary Kittleson

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

Other attendees: Management: Michael Bennett - Community Association Director, Lonny Butler – Community Manager, Kirsten Brunner – Asst. Suncadia, General Manager Hospitality, Sarah Stills – Lodge Property Manager, Luis Arvizu- Lodge Director of Engineering, Vanessa Reust - Senior Manager Accounting Shared Services, Brian Horstman – Director of HOA Finance, Suzane Boyd, Senior Director of Finance, Tucker Stevens – VP Planning and Development

Owner attendees: Ian Miller, Marie Haydock

Approval of Minutes

1. The minutes of the Board of Directors open meeting on May 15, 2023, were approved as distributed.
2. The minutes of the Board of Directors interim meeting on June 12, 2023, were approved as distributed.
3. The minutes of the Board of Directors executive session meeting on June 12, 2023, were approved as distributed.

Owner Comment Forum

1. Owner/Director Brian Jacobson reported on areas needing attention during the Board “walkaround” this morning
 - a. Hot tub temperature issues due to unlabeled shutoff switch being confused with another control switch. Luis has agreed to investigate installing Bluetooth devices to notify the proper personnel when the pool or hot tub temperatures fall out of range.
 - b. Glassware was observed left by the pool/Adirondack chairs.
 - c. A paint spill was observed on the walkway. The contractor will be contacted to resolve this.
 - d. Screw holes in building siding from scaffold and windscreen installations during exterior paint were noted and will be repaired.
 - e. Flagstone patio surfaces of some ground floor units were observed to be missing/damaged.
 - f. Turfgrass on the river view side of the Lodge was observed to be patchy and needing attention.
 - g. The Board requested an update on the balcony railing refinishing project, including the number of units completed so far and the number of units planned for 2023 remaining and 2024.
 - h. The Board observed P1 and pool area light bulbs out. Luis confirmed that new lights will be installed to replace the broken lights at the pool and this work is anticipated to be completed in 3 weeks.

Treasurer’s Report

1. Annalisa Johnson presented the Financial Reports for the period ending June 30, 2023
2. The board discussed the A/R report and were updated by management concerning recent collection efforts.
3. The Board authorized Management to fund future quarterly reserve contributions unless or until operating cash flow reserve levels are in doubt.
4. Director McCaslin inquired concerning two delinquent accounts. “line 4” has been referred for Lien filing, and “Line 2” balance has been paid from escrow closing and removed from AR.

Management Report

1. Lonny Butler presented the management report.
2. Luis Arvizu answered questions from Director Heinz concerning the potable water piping metallurgy report. Luis advised that the overall condition of the piping is in good condition. Spot repairs of areas affected with some isolated pipe solder joint failures will be able to address periodic water leaks, while the Reserve Study is updated going forward to begin long term funding for a complete building re-pipe 20-30 years in the future.

Hospitality Update

1. Noni Hughes responded to Board questions concerning the lodging business market status and occupancy, ADR, and revenue forecasts. While Lodge room nights are down from 2019 levels, average daily rates (ADR) and room revenue are up. Noni commented that group business has not yet recovered.

Unfinished Business

1. Tucker Stevens presented an update concerning Lodge hallway carpet and elevator lobby / vestibule work progress and reported over 60% completion at this time.
2. The exterior paint project is complete, and management is addressing screw hole damage caused by attachment of scaffolding and wind screens by the painting contractor.
3. At the May 15 meeting, Tucker had previously presented five options for the Q1 2024 Lodge Hallway "Phase 2" hallway painting, wall covering, wall sconce-lighting replacements and chair rail / corner guard options.

New Business

1. The Board discussed the LRCA Maintenance and Custodial contracts and requested Lodge Housekeeping and Maintenance to provide periodic (weekly) tracking logs showing hours, tasks and areas serviced.
2. The Board discussed bicycle storage and commented that the current storage area was looking better. Management and Lodging Shared Services are exploring alternative bicycle storage locations and designs and will report to owners possible proposals.
3. The Board discussed the cost responsibility for Lodge unit furnace filter replacements. The Board directed management to seek clarification around who is responsible for ensuring the routine replacement of furnace filters, as well as other life safety items required by law, and who/how it is funded.
 - a. The Board directed SMC to schedule regular filter replacements for all units alongside Lodging Operations and Lodge Maintenance with notifications to all owners and scheduling of unit access.

The Board adjourned the meeting at 11:40 am.

Submitted:

Secretary – Brian Jacobson

Date