

**Minutes of the Lodge at Suncadia Residential Condominium Association
Board of Directors Regular Meeting
August 8, 2022 – 10:00 a.m.
141 Firehouse Road and remote meeting via Zoom**

Call to Order

The meeting was called to order at 10:03 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, Jamey Mays – Administrative Assistant, Brian Horstman – Association Director of Accounting, Noni Hughes – Resort General Manager; Matt Schilling – Engineering Manager; Kirsten Brunner - Director of Lodging Operations, Sarah Stills- Lodge Property Manager. Tucker Stevens - Vice President of Planning and Development

Owners: Lindsay Fay

Owners Forum: There were no owners comments at this time.

Approval of Minutes

The Minutes of the 05/09/2022, open board meeting approved as distributed.

Treasurer's Report

Brian Hortsman presented the 2022 Q2 Treasurer's report. *The board would like to have monthly meetings to address the owners who are 90+ days late on assessments.*

The Board instructed management to engage Bennett-Taylor for conflict-of-interest waiver forms.

Management Report

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

Unfinished Business – Discussions

- a. NA

New Business

- a. *Noni Hughes and design team presented initial designs for hallway and elevator corridors. The Board has approved Noni's team to move forward with pricing and have monthly update meetings.*
- b. *The board discussed a walk through of the lodge. Lonny and the board agreed to walk the property after the meeting. The Board also discussed moving the LMCA board meeting to later to accommodate the walkthrough for the same day.*
- c. *The board discussed units that are not flooring and window covering compliant. The board instructed management to obtain legal opinion before moving forward.*

The Board adjourned the meeting at 12:01 pm.

The next open board meeting is November 14, 2022, at 10:00 am.

Submitted:

Brian Jacobson
Brian Jacobson (Mar 1, 2023 20:34 PST)
Brian Jacobson, Secretary

Mar 1, 2023
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

2023-03-02

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