

**Minutes of the Lodge at Suncadia Residential Condominium Association  
Board of Directors Regular Meeting  
August 9, 2021– 9:30 a.m.  
141 Firehouse Road (Limit 10 persons) or remote meeting via Zoom**

**Call to Order**

The meeting was called to order at 9:35 am

A quorum was present with the following directors in attendance: Gary Kittleson – President; Jason Fay- Secretary; Brian Jacobson – Treasurer; Donna McCaslin, 2nd Vice-President. ABSENT: Jim O’Donnell – 1st Vice President

***The Board approved officer changes as follows:***

- *Treasurer Brian Jacobsen was appointed as Secretary*
- *Secretary Jason Fay was appointed as 2<sup>nd</sup> Vice President*
- *2<sup>nd</sup> Vice-President Donna McCaslin was appointed as Treasurer*

Other attendees: Management: Michael Bennett - Community Association Director; Brian Horstman – Director of Finance; Noni Hughes – Resort General Manager; Jeremy DeJong – Resort Director of Maintenance; Kirsten Brunner Director of Lodging Operations.

**Owners:** Ian Miller, Lindsey Fay

**Owners Forum:** Lindsey Fay asked about cracks observed in the retaining wall west of the pool area. Jeremy DeJong advised that his team would confirm that the hairline cracks are cosmetic in appearance and do not compromise the structural integrity of the wall.

Brian Jacobsen reported that Hot Tub temperatures have been erratic due to users pressing the emergency shut off switch (perhaps thinking it turned on the air jets, which are due to be repaired).

Lodge Engineering will arrange for frequent temperature checks of the Hot Tub and will consider an appropriate sign to inform users to not use the switch except in an emergency.

**Approval of Minutes**

The Minutes of the May 10, 2021 open board meeting were approved as distributed.

**Treasurer’s Report**

Brian Horstman presented the 2020 Q2 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 two properties over 90-days delinquent with significant amounts in arrears and two properties over 60 days. Management will be

sending Late Notices and Intent to Lien Notices as applicable. Any remaining delinquent 90 days, will be addressed in an upcoming executive session for legal collection actions if they remain delinquent.

### **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**

- a. *The Board discussed and approved the donation and removal of unused carpet being stored in P1 bicycle storage area to Premier Floor Covering, Ellensburg. Premier will pick up the carpet with their truck and Jeremy DeJong, Neal Tackett and Michael Bennett will arrange for the loading of the large carpet rolls, following the Labor Day holiday weekend.*

### **New Business**

- b. *The Board deferred any recommendations to the LMCA concerning past or future planned Lodge structural integrity inspections. This question was raised following the Champlain Towers South (Surfside, FL) Condominium Collapse on June 24, 2021 (reportedly due to long-term degradation of reinforced concrete structural support in the underground parking garage, due to water penetration and corrosion of the reinforcing steel).*

The Board adjourned the meeting at 11:03 am.

The next regular board meeting is November 8, 2021 at 9:30 am.

The Annual Owners Meeting and Board of Director elections are scheduled for Saturday December 4, 2021 at the Lodge Ballroom.

Expiring Director terms are: Gary Kittleson, 2-year term, Donna McCaslin, 1 year appointment

**Submitted:**

*Brian H. Jacobson*  
Brian H. Jacobson (Aug 13, 2021 12:10 PDT)

**Brian Jacobsen, Secretary**

**Aug 13, 2021**

**Date**

***The Lodge at Suncadia Residential / Master Condominium Association***  
**August 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. Telkonet unit energy management upgrades (\$10,000)
  
3. In Process
  - a. Fire Access roadway sealcoat scheduled for September 8<sup>th</sup> (1<sup>st</sup> coat) and September 15 (2<sup>nd</sup> coat)
  - b. Lodge balcony railing refurbishment status update - **Working with vendor to perform work.**
  - c. LMCA Lodge phone switching upgrade status update – **project push in Q4**
  
4. Planning
  - a. 2021 Capital Reserve Fund projects include:
    - Rain gutter R/R (\$13,000) - **Reaching out to additional vendors (no one so far wants to bid.)**
    - Door hardware R/R additional SafeLok for exit doors (\$3,000) – **SafeLok has production delays due to chip shortage.**
    - Fire access road asphalt seal coat (\$4,500) – See above
    - Rain gutter heat tape R/R (\$7,000)- **Reaching out to additional vendors (no one so far wants to bid.)**
    - Hallway painting (\$90,000) – *Deferred pending designer input / work product – Hyatt – Destination Hotels*
    - Privacy fence painting (\$8,000)
    - Lodge balcony railing refinish (\$96,000) – **Working with vendor to perform work.**






# LRCA.Minutes.08.09.2021

Final Audit Report

2021-08-13

Created:	2021-08-13
By:	Michael Bennett (mbennett@suncadia.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAa9TZsv8xQIPNWL1bZc8HjtUu52cWpOnN

## "LRCA.Minutes.08.09.2021" History

-  Document created by Michael Bennett (mbennett@suncadia.com)  
2021-08-13 - 7:05:18 PM GMT- IP address: 104.192.204.162
-  Document emailed to Brian H. Jacobson (bjacobson5@msn.com) for signature  
2021-08-13 - 7:05:42 PM GMT
-  Email viewed by Brian H. Jacobson (bjacobson5@msn.com)  
2021-08-13 - 7:10:01 PM GMT- IP address: 24.17.7.81
-  Document e-signed by Brian H. Jacobson (bjacobson5@msn.com)  
Signature Date: 2021-08-13 - 7:10:43 PM GMT - Time Source: server- IP address: 24.17.7.81
-  Agreement completed.  
2021-08-13 - 7:10:43 PM GMT