

***The Lodge at Suncadia Residential Condominium Association***  
**Board of Directors Special Joint Meeting**  
**December 21, 2022 – 2:30 p.m.**  
**remote meeting via Microsoft Teams**  
**Minutes**

**Call to Order**

The meeting was called to order at 2:37 pm

A quorum was present with the following directors in attendance:

LRCA: Gary Kittleson-President, Jerry Heinz-Vice President, Jason Fay-2<sup>nd</sup> Vice President, Brian Jacobson-Secretary, Donna McCaslin-Treasurer.

Other attendees: Management: Michael Bennett - Community Association Director, Lonny Butler – Community Manager, Noni Hughes – Suncadia Resort General Manager, Jamey Mays-Administrative Assistant, Kirsten Bruncker-Director of Lodging Operation, Sarah Stills-Lodge Property Manager

LMCA Board: Tucker Stevens –President, Jason Fay- Vice-President, Mark Thorne – Secretary/Treasurer.

Owners: Gary Blackmore, Dan Radley, Mike Smyth, Carol Smyth, Marie Haydock, Luke Thompson, David Praga

**Approval of Minutes** - N/A

**Treasurer's Report** -N/A

**Management Report** - N/A

**Unfinished Business**

Tucker Stevens presented the updated proposal for the hallway design updates.

LRCA: After much discussion unanimously approved the project as presented, with hallway painting deferred to 2024.

**New Business** - N/A

The meeting adjourned at 4:13 pm.

**Submitted:**

*Brian Jacobson*  
Brian Jacobson (Mar 1, 2023 20:35 PST)

Mar 1, 2023

**Secretary – Brian Jacobson**

**Date**

# Version 2 LRCA Budget – Recommended Option

Project Line Item	HOA Budget	Cost Estimate	Notes
Carpet Procurement	\$253,125	\$174,490	Estimate is procurement only
Replace elevator light and \$3K allowance to replace broken art lights	\$39,305	\$17,142	Lighting cost increased from V1 - V1 was a ROM only.
Artwork - remove existing and replace with new + screen	\$26,190	\$53,474	Artwork budget in V1 was not sufficient to replace all corridor art - V1 was a target budget only. This budget includes the screens and \$500 allowance (pre-tax and shipping) per piece of art.
Construction Cost - carpet, LVT flooring, artwork		\$152,141	Savings on carpet install cost from V1
Design		\$29,320	
Subtotal	\$318,620	\$426,567	\$408,489 if painting is included
Construction Contingency (10%)		\$15,214	Recommended
<b>Total</b>		<b>\$441,781</b>	Includes 10% contingency.

# LRCA.SpecialCombined.Minutes.12.21.2022

Final Audit Report

2023-03-02

Created:	2023-03-01
By:	Lonny Butler (llbutler@suncadia.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAU3MmDMoq85LFvjj3YPQ80x6Gt39I-r8b

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