

**Minutes of the Lodge at Suncadia Master Condominium  
Association Board of Directors Regular Meeting  
May 2nd, 2024 – 2:00 p.m.  
RE Conference Room and Remote Meeting via Teams**

**Call to Order**

The meeting was called to order at 2:00 pm by President Tucker Stevens.

A quorum was present with the following directors in attendance: Mark Thorne– Secretary/Treasurer, and Jason Fay – Vice President. Tucker Stevens – President

Other attendees: Management: Edward Simpkins – Director of Community Associations, Jennifer Kramer – Deputy Director of Community Associations, Mark Rhoton – Director of Operations, Noni Hughes – Suncadia Resort General Manager, Annalisa Johnson – CFO, Megan Huddleston – Senior Accountant, Luis Arvizu – Engineering

Owners : Jamie Fate, Donna McCaslin, Amy Baisch, Kathy Kuzeja, Jerry Heinz

**Approval of Minutes** - The Minutes of the Regular Meetings 2/1/2024 were approved as distributed.

**Treasurer’s Report** – Annalisa Johnson presented the Q1 2024 Treasurers Report.

1. Vice President Jason Fay suggested conducting an energy audit.
  - a. President Tucker Stevens supported the idea.
  - b. Puget Sound Energy may provide the audit.
2. Annalisa Johnson presented the Audit and Tax update.
  - a. Clifton Larson Allen 2022 Proposal \$21,000.
  - b. Clifton Larson Allen 2023 Proposal \$24,570 (includes \$1,000 for Tax Return).

**Management Report** – Edward Simpkins presented the Management Report.

1. The Board discussed Forestry Management.
  - a. Secretary Mark Thorne: “We have a forest management plan in place involving attention to the health of the forest, annual fire prevention programs, selective clearing, and fuels maintenance on an annual basis. It also involves relationships with regional/state agencies and entities that work on wildfire fighting and forest management best practices.”

**Unfinished Business** – N/A

1. The Board Requests Annalisa Johnson to obtain an Audit and Tax proposal from Newman.
2. Provide details and discuss a utility management contract.

**New Business**

1. The Board approved the \$1,450 Hughes Reserves & Asset Management Reserve Study proposal.
2. The Board approved the Heritage Landscaping Proposal for Landscape Restoration from the Reserves.
  - a. Installation of 1 vine maple and 40 various bushes: \$2,500
  - b. Installation of black bark mulch: \$2,600

3. The Board Ratified the email Vote for water damage restoration work.
4. The Board Ratified the email vote for removal of dead trees.
5. The Board Ratified the email vote for amendments to the Master Declaration and Master Condo Map & Survey. Vice President Jason Fay voted to oppose.
6. The Board Ratified the email vote for changes to the Exterior of the building to accommodate the new sunroom. Vice President Jason Fay voted to oppose.

**Executive Session** – N/A

**Owners Forum** –

1. Amy Baisch: *Does the lobby construction have any impact on the utilities cost increase as well?*  
Luis Arvizu: The two largest construction projects were grinding the floor and pouring concrete. The contractor brought their own generator for this high consumption tooling work.  
Tucker Stevens: The HVAC is off in the construction space as well.
2. Jerry Heinz: *Is the boiler system electric or gas? (And what is the ratio of heating in the building electric vs. gas consumption.)*  
Luis Arvizu: The hallways are electric, and rooms are gas. It is a combination, because to warm the room you need to get the blower going for circulation. Electric and Gas are both used to control temperature inside the rooms.
3. Comment: *The Board approved work to improve hot water reaching rooms more efficiently. Does any of that tie to utilities such as electricity that is high, now that the system is working properly?*  
Luis Arvizu: There's one boiler for the building. If you have efficiency on the boiler, it is using less power and less gas.

**Executive Session** – None

**Adjournment** – The meeting was adjourned at 2:48 pm

**Submitted:**

Mark Thorne  
Mark Thorne (Jul 8, 2024 16:07 PDT)

07/08/2024

**Secretary – Mark Thorne**

**Date**

# LMCA Board Meeting 05.02.24

Final Audit Report

2024-07-08

Created:	2024-07-08
By:	KATIE DANIELS (kdaniels@suncadia.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAaYWO_XGfw13TDz5MZzNOk0C7O7cBKFoI

## "LMCA Board Meeting 05.02.24" History

-  Document created by KATIE DANIELS (kdaniels@suncadia.com)  
2024-07-08 - 11:01:33 PM GMT
-  Document emailed to Mark Thorne (mthorne@suncadia.com) for signature  
2024-07-08 - 11:01:37 PM GMT
-  Email viewed by Mark Thorne (mthorne@suncadia.com)  
2024-07-08 - 11:07:01 PM GMT
-  Document e-signed by Mark Thorne (mthorne@suncadia.com)  
Signature Date: 2024-07-08 - 11:07:20 PM GMT - Time Source: server
-  Agreement completed.  
2024-07-08 - 11:07:20 PM GMT