

**Minutes of the Lodge at Suncadia Master Condominium Association
Board of Directors Regular Meeting
August 9, 2021 – 8:30 a.m.
141 Firehouse Road or remote meeting via Zoom**

Call to Order

The meeting was called to order at 8:33 am

A quorum was present with the following directors in attendance: *Gary Kittleson –President, Roger Beck - Vice-President, ABSENT: Jim O'Donnell - Secretary/Treasurer.*

Other attendees: Management: Michael Bennett - Community Association Director, Neal Tackett – Operations Manager, Brian Horstman – Director of Finance, Lonny Butler – Executive Assistant, Noni Hughes – Resort General Manager, Jeremy DeJong – Resort Director of Maintenance, Kirsten Brunner – Director of Lodging Operations

Owners: None

Approval of Minutes

The Minutes of the May 10, 2021 Regular Meeting were approved as distributed.

Treasurer's Report

Brian Horstman presented the 2021 Q2 Treasurer's report (unaudited), which are filed with these minutes. Brian also reviewed Association related expenditures, balance sheet, income statements and reserve statement.

Management Report

Michael Bennett, Neal Tackett, Noni Hughes, Kirsten Brunner and Jeremy DeJong Lee gave the Management report. A copy will be filed with these minutes.

Unfinished Business

The Board deferred discussion to the LRCA Board meeting concerning the donation of unused carpet being stored in P1 bicycle storage area.

New Business

- a. *The Board discussed past or future planned Lodge structural integrity inspections and took no action at this time.*

The meeting adjourned at 9:17 am.

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

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

Submitted:

*By Gary Kittleson President
on behalf of Jim O'Donnell*

Secretary – Jim O'Donnell

*Minutes approved in Open
Meeting on 11/8/2021*

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 8th (1st coat) and September 15 (2nd 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.