

**Minutes of the Lodge at Suncadia Master Condominium Association
Board of Directors Regular Meeting
November 8, 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

Approval of Minutes

The Minutes of the August 9, 2021 Regular Meeting were approved as distributed.

Treasurer's Report

Brian Horstman presented the 2021 Q3 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

None

New Business

- a. The Board accepted the Resignation of Jim O'Donnell. The LRCA Board will consider appointing a replacement at their meeting later today.*
- b. After review and discussion, the Board tabled approval of the 2022 budget pending additional information concerning Utilities expense allocations for water, telephone, internet service and maintenance, directing staff to prepare a final budget for another meeting on 11-10-2021*

The meeting adjourned at 9:26 am.

The next open board meeting is February 14, 2022 at 8:00 am.-

Submitted:



Secretary Pro Tempore
Gary Kittleson

Approved in Open Meeting on 2/21/2022

Date

The Lodge at Suncadia Residential / Master Condominium Association

November 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. Fire Access roadway sealcoat completed, except for portion adjacent to the Glade Spring Spa
3. In Process
 - a. Lodge balcony railing refurbishment status update – Vendor is caught up and ready to take on this project.
 - b. LMCA Lodge phone switching upgrade status update – Starting on Nov 15th
4. Planning
 - a. Remaining 2021 Capital Reserve Fund projects include:
 - Door hardware R/R additional SafeLok for exit doors (\$3,000) –
 - Fire access road asphalt seal coat (\$4,500) – See above
 - Rain gutter heat tape R/R (\$7,000)- Reached out to 5 different companies. Four declined to bid the jobs. One company came out and measured, then ghosted us.
 - Hallway painting (\$90,000) – *Deferred pending designer input / work product – Hyatt – Destination Hotels*
 - Privacy fence painting (\$8,000)
 - Lodge balcony railing refinish (\$96,000) – Vendor is caught up with back logs and ready to take on this project.