

**Minutes of the Lodge at Suncadia Master Condominium Association  
Board of Directors Regular Meeting  
February 18, 2019  
141 Firehouse Road**

**Call to Order**

The meeting was called to order at 8:00 am

A quorum was present with the following directors in attendance: *Gary Kittleson -President and Jim O'Donnell - Secretary/Treasurer - by phone and Hank Thiess- Vice-President*

Other attendees: Management: Pat Simpson - Community Association Director; Brian Horstman – Director of Finance; Neal Tackett – Operations Manager ✓

**Owners:** Jason and Lindsey Fay, Lee Ann Sharp-Huggins

**Approval of Minutes**

*The Minutes of the October 22, 2018 Regular Meeting were approved as distributed.*

**Election of Directors**

The following Directors were elected: *Gary Kittleson -President and Jim O'Donnell - Secretary/Treasurer and Hank Thiess- Vice-President*

**Treasurer's Report**

Brian Horstman presented the Treasurer's Report which will be filed with these minutes. Brian gave an update of the Association related expenditures relative to the October fire. Insurance has covered all but the \$10,000.00 deductible.

The capital plan was reviewed as follows:

Trash Compactor: The Board approved the purchase of the trash compactor from SWS Equipment the cost is approximately, \$35,000.00 which has been budgeted in the 2019 capital expenditures.

The Board approved hiring an engineering consultant to address the revision of air flow system at chiller. The Board requested that this study also address acoustical issues and aesthetics. The expense will be added to the reserve study as part of chiller major maintenance.

Several light bollards at the entrance will be replaced this Spring.

Reserves are funded.

**Management Report**

Pat Simpson gave the Management report. A copy will be filed with these minutes.


Fire Situation Update: Pat Simpson gave a fire update. Permanent doors should be installed before the end of March. Unit linens displacement has been resolved except for one unit. All units are back in service except unit 2074 which had major damage. It is close to being ready. Tile and wallpaper need to be selected and replaced since the original materials are not available. Roof is being repaired. Kitchen should be back in service mid-May to early June.

**Unfinished Business - Secure Internet System.** A decision has been postponed until we are able to get more data. Board will look at increase of bandwidth.

**New Business - none**

The meeting adjourned at 8:27 am Next meeting is May 20, 2019

**Submitted:**

  
\_\_\_\_\_  
**Jim O'Donnell, Secretary**

5/20/2019  
\_\_\_\_\_  
**Date**

**Management Report January 2019**

**Master**

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 being monitored.
2. Completed
  - a. Changed Fire system and fire extinguisher monitoring contracts. In addition, fire sensors heads were upgraded in certain areas in which alarms were triggered due to normal steam or dust. This resulted in frequent unnecessary evacuations from the Lodge. The new heads will trigger alarms based on temperature variation and the result has been no alarms or evacuations since the Lodge fire.
3. In Process
  - a. Replacing Fire extinguishers
  - b. Reviving recycling efforts
  - c. Elevator Lobby décor enhancement
  - d. Addressing insurance claim issues
4. Planning
  - a. Replacement of Trash Compactor - Approved
  - b. Revision of air flow system at chiller – Hire a consultant - Approved
  - c. Improve internet security
  - d. Investigate need to expand internet bandwidth at the Lodge