

**Minutes of the Lodge at Suncadia Master Condominium Association Board of
Directors Regular Meeting
May 1, 2023 – 9:00 a.m.
141 Firehouse Road and remote meeting via Teams**

Call to Order

The meeting was called to order at 9:06 am

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

Absent - Jason Fay, Vice President

Other attendees: Management: Michael Bennett - Community Association Director, Lonny Butler – Community Manager, Neal Tackett – Operations Manager, Noni Hughes – Suncadia Resort General Manager, Kirsten Brunker – Assistant General Manager, Shannon Anderson Blume – Owner Relations Manager, Sarah Stills-Lodge Property Manager, Annalisa Johnson-CFO, Gary Kittleson-VP Development, Luiz Arvizu-Director of Engineering

Owners: Amy Baisch, Marie Haydock

Approval of Minutes - The Minutes of the Regular Meeting 01/30/2023 were approved as distributed.

Treasurer's Report – Annalisa Johnson presented the Q1 financial reports.

Management Report - Lonny Butler presented the management report, a copy of which is attached to these minutes.

Unfinished Business –

1. Capital Project Update - Tucker Stevens updated the board on the elevator capital project and exterior painting project. The exterior painting project is targeted to be completed by Memorial Day and is on schedule. The elevator lobby carpet project is on schedule.
2. Luis updated the Board on the ThyssenKrupp P1/P2 requested upgrades. Requested reallocating reserve projects to a different year and moving up the 2028 elevator reserve project to fund this project. Gary will be investigating moving operating funds to reserves.
3. Ratification of scratch removal was requested to be sent to the owner of the elevator (P3).

New Business

1. The Board reviewed both invoices and determined these were actions that had already been discussed and approved. Invoices that were determined to be paid prior to this meeting date are as listed:
 - a. Heritage Landscaping Island Renovation - \$15,830.00
 - b. Tri-Tec Communications - \$5,156.95.00
2. Clifton Larson Allen was approved to complete the 2021 and 2022 audits and file the 2022 tax return in the amount of \$13,196.00.
3. The Board has scheduled a special meeting on May 15th to review the reserve budgets and exterior painting project.
4. The Board has directed Luis and management to review the reserve financials before the scheduled meeting on May 15th.

The board meeting was adjourned at 9:58 am

The next regular open board meeting is July 31st, 2023, at 9:00 am.

Submitted:



Secretary – Mark Thorne

5/12/2023

Date