

**Minutes of the Lodge at Suncadia Master Condominium Association
Board of Directors Regular Meeting
May 9, 2022 – 8:00 a.m.
141 Firehouse Road or remote meeting via Zoom**

Call to Order

The meeting was called to order at 8:01 am

A quorum was present with the following directors in attendance: Mark Thorne –President, Gary Kittleson - Vice-President, Jason Fay – Secretary/Treasurer.

Other attendees: Management: Michael Bennett - Community Association Director, Lonny Butler – Community Manager, Neal Tackett – Operations Manager, Noni Hughes – Suncadia Resort General Manager, Kirsten Brunker – Director of Lodging Operations, Matt Schilling – Engineering Manager

Owners: Donna McCaslin

Approval of Minutes

The Minutes of the February 21, 2022, meeting was approved as distributed.

Treasurer’s Report

Gary Kittleson presented the Q1, 2022 financial reports.

Management Report

Lonny Butler, Neal Tackett, Noni Hughes, and Matt Schilling presented the management report, a copy of which is attached to these minutes.

Unfinished Business

The board discussed that the snow removal cost overruns will affect the SROA Association and not so much the LMCA.

New Business

- a. The Board tabled formal approval of the exterior painting project to a special meeting email vote within the next 14 days. Gary Kittleson will research funds to transfer from the Operating budget to the Reserve Budget. The Board is requesting that the selected vendor, Long Painting provide the following:***
 - a. The cost to upgrade the paint quality from Sherwin Williams “Super Paint” to “Emerald”***
 - b. Estimated start date and duration of project (wind & weather permitting)***
 - c. A summary of Long Painting & Management’s plan to coordinate the project onsite.***


d. Payment Terms/Schedule (deposit, progress payments, final payment, etc.)

b. Lodge Monument sign replacement has been tabled until more designs with landscaping plans are presented to the board.

The meeting adjourned at 8:53 am.

The next regular open board meeting is August 8, 2022, at 9:00 am.

Submitted:


Jason fay (May 25, 2023 14:36 PDT)

Secretary – Jason Fay

08-08-2022

Date

***The Lodge at Suncadia Residential / Master Condominium
Association***

May 2022 - 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, remainder scheduled for completion on June 2nd.
 - b. Renovations to several plant beds in Lodge Driveway were completed.
 - c. Replaced mulch
 - d. Replaced a broken bollard light.
 - e. Converted several lights to LED bulbs.
 - f. Reset posts at guest bicycle corral.
 - g. Carpet removed from bicycle locker on P1.

3. In Process
 - a. Lodge balcony railing refurbishment status update – Vendor has started on this project.
 - b. Most of the gutters have been repaired, vendor has been secured to replace beam.
 - c. Vendor has been secured to replace missing siding and loose siding on the west wall.
 - d. Lodge Engineering getting a quote to get all gutters and roof drains cleaned.

4. New Business
 - a. N/A

5. Planning
 - a. 2022 LMCA Capital Reserve Fund projects include:

Exterior Wood R/R	10,049
Building Caulking R/R	2,010
Door Hardware R/R	3,015
Lodge Exterior Paint Synthetic Siding/Shingles - North Lookout	105,514
Lodge Exterior Paint Synthetic Siding/Shingles - South Portal	105,514
Lodge Exterior Paint Synthetic Siding/Shingles - Front Side	251,223
Lodge Exterior Paint Synthetic Siding/Shingles - Back Side	321,565
Porte Cochere	15,249
Air Compressor Fire System	1,005
Backflow Preventors	2,814
Landscape Restoration - Annual Allowance	5,066
Expenditures	823,023

b. 2022 LRCA Capital Reserve Fund projects include:

Balcony Railing Phse #2	32,752
Balcony Railing Phse #3	32,752
Deck Coating/Waterproofing	51,245
Hallway Artwork - Refurbishment	6,044
Hallway Carpet Floor #6	253,125
Hallway Painting #6	89,869
Wall Light Fixtures	15,110
Wall Light Fixtures - Shades	4,049
Wood Privacy Walls	2,045
Wood Privacy Walls - Patio Fence River Side	8,179
Wood Privacy Walls - Patio Fence Spa Side	5,112
	500,280







LMCA.Minutes.05.09.2022

Final Audit Report

2023-05-25

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