

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

**Call to Order**

The meeting was called to order at 9:04 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, Brian Hortsman- Associations Director of Finance, Neal Tackett – Operations Manager, Jamey Mays- Administrative Assistant, Noni Hughes – Suncadia Resort General Manager, Kirsten Brunner – Director of Lodging Operations, Matt Schilling – Engineering Manager, Tucker Stevens - Vice President of Planning and Development

Owners: Donna McCaslin, Jerry Heinz, Lindsay Fay

**Approval of Minutes**

*The Minutes of the May 9, 2022, meeting was approved as distributed.*

**Treasurer’s Report**

Brian Hortsman presented the Q2, 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 the replacement and/or fixing the Lodge Monument Sign, it was agreed to table for now until more information for rebranding is available (Fall Quarter).*

**New Business**

- A. The Board tabled the discussion to fund reserves pending a study by Gary Kittleson and Brian Hortsman*
- B. The board discussed and approved the touch-up painting project (\$15,220.00)*
- C. The board discussed and approved the MacDonald Miller HVAC repair project (\$17,333.00)*


The meeting adjourned at 9:53 am.

**Executive Meeting**

The Board recessed to Executive Session at 12:04 pm and returned from Executive session at 12:21 pm and ratified the Executive session business action items.

The next regular open board meeting is November 14, 2022, at 9:00 am.

**Submitted:**

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

\_\_\_\_\_  
**Secretary – Jason Fay**

11-14-2022

\_\_\_\_\_  
**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 2<sup>nd</sup>.
  - 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
<b>Expeditures</b>	<b>823,023</b>

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.08.08.2022.R1

Final Audit Report

2023-05-25

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