

**Minutes of the Lodge at Suncadia Master Condominium Association Board of
Directors Regular Meeting
January 30, 2023 – 9:00 a.m.
141 Firehouse Road and remote meeting via Teams**

Call to Order

The meeting was called to order at 9:02 am

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

Other attendees: Management: Michael Bennett - Community Association Director, Lonny Butler – Community Manager, Brian Horstman- Associations Director of Finance, Neal Tackett – Operations Manager, Noni Hughes – Suncadia Resort General Manager, Kirsten Brunker – Director of Lodging Operations, Jamey Mays-Administrative Assistant, Sarah Stills-Lodge Property Manager, Annalisa Johnson-CFO, Gary Kittleson-VP Development, Luiz Arvizu-Director of Engineering

Owners: Donna McCaslin, Jerry Heinz, Beth Gray, Amy Baisch, Pat Liles, Brian Jacobson

Approval of Minutes

The Minutes of the Regular Meeting 11/8/2022, Special Budget Meeting 11/11/2022, and LMCA Special Combined Meeting 12/21/2022 were approved as distributed.

Treasurer’s Report

Brian Horstman presented the Q4, 2022 financial reports.

Management Report

Lonny Butler and Kirsten Brunker presented the management report, a copy of which is attached to these minutes.

Unfinished Business

Tucker Stevens updated the board on the hallway capital projects. Long lead-time items are ordered with work to start in late April or early May. Project is targeted to be completed by Memorial Day.

New Business

The Board unanimously approved the Emergency Generator Maintenance Proposal with Cummins (3 years \$12,367.53).

The Board recessed the open meeting at 9:34 am into executive session.

The Board reconvened open session at 9:49 am and ratified the actions taken in executive session.
Meeting adjourned at 9:49am

The next regular open board meeting is May 1st, 2023, at 9:00 am.

Submitted:

Mark Thorne

Mark Thorne (Feb 1, 2023 13:21 PST)

Feb 1, 2023

Secretary – Mark Thorne

Date

The Lodge at Suncadia Residential / Master Condominium Association
January 2023 - 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 and communicated with General Manager.
2. Projects / Major Repairs Completed
 - a. N/A
3. In Process
 - a. Siding ordered for west wall, will be completed in February when parts arrive.
 - b. Streetlight and bollard light painting for Spring/Summer 2023
 - c. Fire Extinguishers and Emergency Exit Sign Repairs are underway.
 - d. Garbage Room sign being worked on for 5th floor room.
4. Planning
 - a. 2023 LMCA/LRCA Capital Reserve Fund projects.

LMCA.Minutes.1.30.2023

Final Audit Report

2023-02-01

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