

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

Call to Order

The meeting was called to order at 9:01 am

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

Other attendees: Management: Edward Simpkins - Community Association Director, Lonny Butler – Community Manager, Noni Hughes – Suncadia Resort General Manager, Kirsten Brunner – Assistant General Manager, Sarah Stills- Lodge Property Manager, Annalisa Johnson-CFO, Gary Kittleson-VP Development, Luiz Arvizu-Director of Engineering, Katie Daniels- Administrative Assistant,

Owners: Donna McCaslin, Brian Jacobsen, Jerry Heinz, Amy Baisch

Approval of Minutes - The Minutes of the Regular Meetings 07/31/2023 and 08/28/2023 were approved as distributed.

Treasurer's Report – Annalisa Johnson presented the Q3 financial reports.

Management Report - Lonny Butler presented the management report, a copy of which is attached to these minutes. Luis advised there are still a few leaks that need to be remedied to close out 2023.

Unfinished Business –

1. Capital Project Update - Tucker Stevens updated the board on the corridor and elevator lobbies capital project and advised that the Developer is waiting on the vendor to close out the project for final payment.

New Business

1. Annalisa presented the 2024 budget for approval.
 - a. The budget was unanimously approved with the addition of adding \$80,000.00 to the Operating Reserve Budget. This is adding an additional 15% increase to assessments.
2. The Board unanimously approved the 2024/2025 Heritage Landscaping contract with the addition that the vendor will work with the property owner to use an arborist to identify hazard trees on a yearly basis.

The board meeting was adjourned at 9:59 a.m.

The next regular open board meeting is the Annual Meeting on December 2nd, 2023.

Submitted:

Mark Thorne
Mark Thorne (Feb 27, 2024 08:06 PST)

02/27/2024

Secretary – Mark Thorne

Date

The Lodge at Suncadia Residential / Master Condominium Association
October 2023 - Management Report

Master and Residential

1. Ongoing tasks (Both Master and Residential)
 - a. Regular communications and inspections of the Lodge.
 - b. Custodial and maintenance contracts are being monitored and communicated with the Assistant General Manager.

2. Projects / Major Repairs Completed
 - a. Siding was purchased and installed on the West wall.
 - b. Light bulbs replaced in bollard lights.
 - c. Multiple leaks repaired; Metallurgy results have been reviewed.
 - d. The exterior painting project is complete.
 - e. The 5th-floor garbage room sign has been installed.
 - f. Fire Extinguishers and Emergency Exit Sign Repairs have been completed.
 - g. Carpet installation in the lobby elevator vestibules has been completed.
 - h. Window cleaning has been completed.
 - i. The streetlight and bollard painting has been completed.

3. In Process

4. Planning
 - a. 2023 LMCA/LRCA Capital Reserve Fund projects.

LMCA Projects:

Roofing	Roof R&R	(\$15,110)	<i>Deferred</i>
Energy Management System	Computer/Software	(\$5,037.00)	<i>Deferred</i>
Windows/Doors	Door hardware R&R	(\$3,022.00)	<i>Deferred</i>
Misc. Equipment	Air Compressor Fire System	(\$1,007.00)	<i>In Process</i>
Paint	Lodge Exterior Paint	(\$841,369.00)	<i>Completed</i>
Windows/Doors	Window Replacement R&R	(\$5,037.00)	<i>Completed</i>
Flooring	Elevator Lobbies R&R	(\$136,994.00)	<i>Deferred</i>
Pumps/Motors	75hp Fire Pump/Motor	(\$6,245.00)	<i>Testing</i>
Generator Component	Starter Solenoid	(\$6,866.00)	<i>Deferred</i>
Asphalt Surfaces	Seal Coating/Approach	(\$6,866.00)	<i>Deferred</i>
Plumbing	Backflow Preventors Cert.	(\$3,600.00)	<i>Completed</i>
Landscaping	Landscape Restoration	(\$5,099.00)	<i>Completed</i>
Snow Melt System	Heat Tape R&R	(\$6,960.00)	<i>Investigating</i>

LRCA Projects:

Artwork	Hallway Artwork	(\$6,044.00)	<i>Completed</i>
Electrical Fixtures	Wall Light Fixtures	(\$15,110.00)	<i>Deferred</i>
Paint	Hallway Painting	(\$89,869.00)	<i>Deferred</i>
Carpet	Hallway Carpet	(\$227,818.00)	<i>Completed</i>
Electrical Fixtures	Shades	(\$4,049.00)	<i>Deferred</i>
Paint	Balcony Railings Phase 3	(\$32,752.00)	<i>Deferred</i>

LMCA.Minutes.10.30.2023

Final Audit Report

2024-02-27

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