

The Lodge at Suncadia Master Condominium Association
Board of Directors Special Joint Meeting
December 21, 2022 – 2:30 p.m.
remote meeting via Microsoft Teams
Minutes

Call to Order

The meeting was called to order at 2:37 pm

A quorum was present with the following directors in attendance:

LMCA: Tucker Stevens –President, Jason Fay- Vice-President, Mark Thorne – Secretary/Treasurer.

Other attendees: Management: Michael Bennett - Community Association Director, Lonny Butler – Community Manager, Noni Hughes – Suncadia Resort General Manager, Jamey Mays-Administrative Assistant, Kirsten Bruncker-Director of Lodging Operation, Sarah Stills-Lodge Property Manager

LRCA Board: Gary Kittleson-President, Jerry Heinz-Vice President, Jason Fay-2nd Vice President, Brian Jacobson-Secretary, Donna McCaslin-Treasurer.

Owners: Gary Blackmore, Dan Radley, Mike Smyth, Carol Smyth, Marie Haydock, Luke Thompson, David Praga

Approval of Minutes

N/A

Treasurer's Report

N/A

Management Report

N/A

Unfinished Business

Tucker Stevens presented the updated proposal for the hallway design updates.
LMCA: After much discussion unanimously approved the project as presented

New Business

N/A

The meeting adjourned at 4:13 pm.

Submitted:

Mark Thorne

Mark Thorne (Mar 1, 2023 14:59 PST)

Mar 1, 2023

Secretary – Mark Thorne

Date

Version 2 LMCA Budget

Project Line Item	HOA Budget	Cost Estimate	Notes
Elevator Lobby Carpet Procurement	\$3,517	\$3,830	
Elevator Lobby Lighting		\$10,554	Higher cost than anticipated working to reduce cost
Purchase new drapes		\$16,615	Higher cost than anticipated working to reduce cost
Purchase Benches		\$9,665	
Procure wall covering	\$6,000	\$1,372	
Elevator Car Refresh	\$140,685	\$5,000	Budget estimate for art
Construction cost-carpet, wall covering, paint, drapes, trashroom, service elevator room		\$127,642	Scope includes elevator room doors, wood paneling drywall patch, skim coat, wall coverings, elevator panel. scope of service elevator rooms was not included in budget. \$30,447 is in the HOA reserve for trash room service elevator room.
Design		\$7,330	
Subtotal	\$177,132	\$182,010	\$60K increase was \$121K in V1
Construction Contingency (10%)		\$12,764	
Total		\$194,774	Includes 10% contingency


LMCA.SpecialCombined.Minutes.12.21.2022

Final Audit Report

2023-03-01

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