

Lodge Suncadia Residential Condominium Association
Board of Directors Open Meeting
April 17th, 2024 – 3:00 pm
Real Estate Conference Room and remote meetings via Teams
MINUTES

Call to Order: The meeting was called to order at 3:06 by President Gary Kittleson
A quorum was present with the following in attendance: Gary Kittleson- President, Jerry Heinz-Vice President, Brian Jacobson- Secretary, Donna McCaslin- Treasurer, and Jason Fay- 2nd Vice President.

Other attendees: Management: Edward Simpkins – Director of Community Associations, Jennifer Kramer – Deputy Director of Community Associations, Katie Daniels- Administrative Assistant, Annalisa Johnson – Chief Financial Officer

Owner attendees: Dan Radley

Owner Comment Forum: No comments.

Approval of Minutes:

1. The minutes of the Regular board meeting on 2/01/2024 were approved as distributed.
 - a. Amending New Business 4A to “The Board directed management to hold payment for maintenance until satisfactory reporting is provided and approved by the Board.”
2. The minutes of the Executive Session on 02/22//2024, were approved as distributed.
3. The minutes of the Special Board Meeting on 3/8/2024 were approved as distributed.
 - a. Amending New Business 2A to “The engineering contract will be amended to include supporting remote control battery replacement and proper operation of the television service as needed.”
4. The minutes of the Executive Session on 03/18/2024 were approved as distributed.
5. The minutes of the Executive Session on 4/1/2024 were approved as distributed.

Treasurer’s Report:

1. Annalisa Johnson presented the Financial Reports for Q1 of 2024.
2. The Newman 2023 Audit Proposal was presented for the amount \$3,500 (includes tax).
3. Annalisa Johnson updated the Board on the 2021 & 2022 Financial Audits.

Management Report: N/A

1. Edward Simpkins provided the Board with an update on the Lodge Corridor Painting.

Unfinished Business

1. Gary Kittleson committed to providing the carpet cost breakdown at the next regular meeting.
2. The Engineering Contract will be amended to include supporting remote control battery replacement and proper operation of the television service as needed.

3. The Board discussed a mid-year communication meeting event with owners.
4. The Board requests management to provide March maintenance reports.
5. The Board is seeking reporting details of completed tasks and time spent.

New Business

1. The Board approved the Newman CPA Audit & Tax Engagement Proposal for \$3,500.
2. The Board approved the Hughes Reserves & Asset Management Reserve Study Proposal.
 - a. The Board requests a meeting with the consultant before the study begins.
3. The Board approved to change the LRCA Board Meeting Caedence from Quarterly to Monthly meetings on the 1st Thursday of each month.
 - a. Excludes October and December.
 - b. Financial reports will occur quarterly.
4. The Board approved 66% payment of the contractual rate for maintenance for January-February.
 - a. The Board requests more specific reporting.
5. The SMC Management Agreement was renewed based on existing terms.
 - a. The next renewal will be considered per contract at the end of each calendar year.
 - b. The contract automatically renews on or before the 60th day prior to expiration.

Executive Session: N/A

The Board adjourned the meeting at 5:20 pm

Submitted:

Brian Jacobson
Brian Jacobson (Jul 15, 2024 21:50 PDT)

07/15/2024

Secretary – Brian Jacobson

Date






LRCA Board Meeting Minutes 4.17.24

Final Audit Report

2024-07-16

Created:	2024-07-08
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