

Lodge Suncadia Residential Condominium Association
Board of Directors Open Meeting
August 1st, 2024 – 3:00 pm
Real Estate Conference Room and remote meetings via Teams
MINUTES

Call to Order: The meeting was called to order at 3:09 by Secretary Brian Jacobson.

A quorum was present with the following in attendance: Brian Jacobson- Secretary, Christine Kipp- Treasurer, and Jason Fay- 2nd Vice President.

President Gary Kittleson – Not present, Vice President position open.

Other attendees: Management: Edward Simpkins – Director of Community Associations, Jennifer Kramer – Deputy Director of Community Associations, Katie Daniels- Administrative Assistant, Brandi Darnall – Owner Relations Manager, Mark Rhoton – Director of Operations, Annalisa Johnson – Chief Financial Officer, Vanessa Reust – Senior Accounting Manager

Owner attendees: Sandra Tracy, John Beck, Shelley Guimont

Owner Comment Forum: No comments.

Approval of Minutes:

1. The minutes of the Regular Board Meeting on 7/15/2024 were approved as distributed.
 - a. The Board requests Management provide Board meeting recordings as standard practice.
 - b. The Board requests Management provide the Secretary an editable minutes document in advance of next scheduled meetings.

Treasurer's Report:

1. Annalisa Johnson presented the Q2 2024 Treasurers Report. She reported that \$138K was spent for painting and artwork from the reserves. \$9459 represents the Sonify amount due from Hospitality, which we expect to collect in Q3. \$7121 represents July invoices paid in June. \$1704 is owed to LMCA for a heritage contract that was paid by LMCA but should have been paid by LRCA.
Vanessa clarified that Hospitality pays approximately half of the Sonify (cableTV) bill because it is used at the Inn. Edward and Annalisa clarified that the TV contract also covers TV's in the public areas of the Lodge.
2. Annalisa stated that payment was made in full for the Maintenance Contract for January and February. Brian stated that direction had been given to pay 66% of those contractual amounts.
3. Vanessa Reust presented the Q2 2024 A/R report.

Management Report: Edward Simpkins presented the Management Report.

1. The Lodge Hallway painting project was completed on time and on budget.
 - a. The touch up painting proposal around the artwork is \$1,230.00 daily rate. No decision was made to pursue this with Long Painting.
2. Renee Fayall with D. Marie Interiors is finishing the artwork installation this week. Edward confirmed an invoice had been located by Sarah for the purchase of 12 new light fixtures purchased last year. We are still about 8 lights short of having every piece lit.
3. Hughes Reserves and Asset Management team was onsite in July.
 - a. The Reserve Study report will be provided to The Board.
4. A proposal was presented to the LMCA Board for roofing and rain gutter work. LMCA

- anticipates approving by email the gutters being cleaned with leaks identified and repaired.
5. Management has revisited the proposal for repairs to the Telkonet system and recommends waiting to do the work. We can manually adjust the thermostats until the system can be repaired/updated.
 - a. The reserve specialist will be looking at this item and replacement cost.
 6. Energy Management Programs are being discussed with Mike Shutts – VP of Engineering for CoralTree and Consultant with InSite Energy Management. Edward noted an earlier question about whether this is LRCA or LMCA responsibility. The Telkonet Energy Management System first showed up in the LRCA Reserves on 3/1/2016. Its estimated useful life is 7 years. Its replacement has been deferred. Management was told there is not a need to contact an attorney regarding which association is responsible for its cost; members of the Board will ask the attorney they are currently working with to look into this.
 7. Regarding Sonify FTG (free to guests) hospitality is looking at other options for this service. Hospitality is doing the Pay-per-view piece of this contract. Hospitality will consider current trends. Our current contract has been on a reoccurring renewal for the last 7 years and just renewed in March. A decision can be made prior to the start of the next cycle. We may decide to pay for a more premium level. Edward stated that this decision is a joint decision; our current contract is signed by both Hospitality (Pay-per-view) and LRCA (Basic Services).

Unfinished Business

1. Regarding the requested documentation for the 2023 hallway renovation expenses, it was noted that Gary has not shared any additional information to the Board. Edward will connect with Gary to see if any information will be coming.
2. The Board discussed scheduling a mid-year special meeting of the owners. Agenda, date and details will be discussed over email.
3. The Board discussed an owner appointment to the open position. Shelley Guimont was introduced to The Board as a candidate.

New Business

1. Motion made by Brian Jacobson: “To approve the letter sent by LRCA attorney Anthony Rafel to New Suncadia Hospitality, LLC dated 8-1-24, and the payment, under protest, of the invoice for March, April, May and June 2024.” Seconded by Christine Kipp. Motion passed unanimously.
2. Annalisa indicated that she would make the payment of \$32,580.96 as quickly as possible.
3. Motion made by Brian Jacobson: “To authorize Renee, of D. Marie Interiors, to purchase the approximately 8 new lights to provide lighting for the new and older artwork being installed on some floors and to use her professional judgement as to the location of these pieces on those two floors.”
Seconded by Christine Kipp. Motion passed unanimously.

Adjournment: The meeting adjourned at 4:05 pm.

Executive Session:

The Board recessed into Executive Session.

The Board resumed the Open Meeting.

Board Vacancy

Motion made by Brian Jacobson; Seconded by Christine Kipp: “Jamie Fate be chosen to fill the vacant

board position.” Motion passed unanimously.

The Board adjourned the meeting at 5:20 pm

Submitted:

Secretary – Brian Jacobson

Date

Signature: 
Brian Jacobson (Nov 7, 2024 11:34 PST)

Email: bjacobson5@msn.com

LRCA Meeting Minutes 8.1.24

Final Audit Report

2024-11-07

Created:	2024-11-07
By:	Edward Simpkins (esimpkins@suncadia.com)
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