

**Minutes of the Lodge at Suncadia Master Condominium
Association Board of Directors Regular Meeting
August 1st, 2024 – 2:00 p.m.
RE Conference Room and Remote Meeting via Teams**

Call to Order

The meeting was called to order at 2:00 pm by President Tucker Stevens.

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

Other attendees: Management: Edward Simpkins – Director of Community Associations, Jennifer Kramer – Deputy Director of Community Associations, Mark Rhoton – Director of Operations, Brandi Darnall – Owner Relations Manager, Katie Daniels – Administrative Assistant, Noni Hughes – Suncadia Resort General Manager, Annalisa Johnson – CFO, Megan Huddleston – Senior Accountant, Vanessa Reust – Senior Accounting Manager, Luis Arvizu – Director of Engineering, Kristin Bruncker- Suncadia Assistant General Manager

Special Guests: Mike Shutts – Lowe Enterprises, Alex Wyconcowaski – InSite Building Intelligence
Owners: Katherine Kuzeja, Mike Shutts, Christine Kipp

Approval of Minutes - The Minutes of the Regular Meetings 5/2/2024 were approved as distributed.

Treasurer's Report – Vanessa Reust presented the Q2 2024 Treasurers Report.

1. The Board discussed optimizing cash funds.
 - a. The funds are in Umpqua Bank - Money Market account at 4%.
2. The Board discussed the Non-Renewal of Insurance Policy.
 - a. Management to confirm if the Insurance Policy cancelation is Fire coverage or entire policy.
 - b. The Board discussed investigating if Hyatt will insure.

Management Report – Edward Simpkins presented the Management Report.

1. The Reserve Study Specialists with Hughes Reserves and Asset Management were on site in July. The Reserve Study Report will be provided to the Board.

Unfinished Business –

1. The Board discussed if Kibble and Prentice Brokerage is open to all insurance providers.
2. The Board discussed energy efficiency with Mike Shutts and Alex with InSite Intelligence.

New Business

1. The Board deferred the 2024 Projected Expenditures per Reserve Study to 2025:
 - a. Asphalt Seal Coating - \$6,667.00
 - b. Fire Pit (1000 step side) - \$4,030.00
2. The Board approved to transfer \$25,416.93 to the R&M Operating Fund.
 - a. Roofing \$4,099.62
 - b. Elevator R&M \$1,057.20
 - c. Elevator R&M \$741.57
 - d. Domestic Hot Water \$992.36 (scheduled for 2028)
 - e. Domestic Hot Water \$14,980.50 (scheduled for 2028)
 - f. Chiller \$3,545.68 (scheduled for 2028)

3. The Board approved LMCA maintains ownership over the Balcony Railing Painting Project.
 - a. The Board approved the painting of recommended railings (approximately 35).
 - b. Luis will provide The Board with the project schedule.
4. The Board tabled the Reserve Expenditure for Maintenance and Inspection of the roof gutters.
5. The Board approved the InSite Building Intelligence energy efficiency program.

Executive Session – N/A

Owners Forum – N/A

Executive Session – N/A

Adjournment – The meeting adjourned at 3:00 pm

Submitted:

Mark Thorne
Mark Thorne (Apr 21, 2025 07:12 PDT)

Apr 21, 2025

Secretary – Mark Thorne

Date


LMCA Board Meeting Minutes 8.1.24 - Draft

Final Audit Report

2025-04-21

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