

**Lodge Suncadia Residential Condominium Association  
Board of Directors Meeting  
January 13, 2025, 3:30PM  
Remote via Zoom**

**Minutes**


1. **President, Brian Jacobson**, called the meeting to order at 3:30 pm.
2. **Proof of Quorum:** All five LRCA Board members were present. 17 owners were also present.
3. **Approval of Minutes:** Minutes were approved for the recent past meeting dates:
  - October 24, 2024, Walkthrough
  - October 24, 2024, Board Meeting
  - December 7, 2024, Annual Meeting
4. **Owner Comment Forum:** Summary of Owner's Comments on topics are as follows:
  - New Shared Facilities Rules and Regulations effective February 2025 were met with various expressions of surprise, shock, and disappointment with the Services Owner who is imposing these new rules on a very short notice. Owners were informed that Legal consultation is being sought for an opinion. Owners can expect to have that information forwarded to them shortly.
  - How owners communicate with the Board.
  - What exactly does our HOA dues cover and what services are included, and which services are not.
5. **President's Report/Summary and highlights:**

Key topics included:

  - The acknowledgement of Gary Kittleson's long-term role as President of the LRCA Board since 2008. He was recognized and thanked for his time and commitment to the LRCA.
  - The role of the Board to fulfill financial obligations, maintain the property at 4-Diamond level and promote owner engagement.
  - The need to know and cite governing documents as we do the work of the association.
  - On the walkthrough on December 6, 2024, it was noted that marks continue to be visible throughout the hallways, painting has only occurred once since the hallways were painted last spring 2024, and 7 exit signs were not lit. The Board is still asking for a report of 2024 furnace filter changes.

- Future Board meeting schedule: Monthly, from 3:30pm to 5pm with walk-throughs at 2pm.
  - Preference for conducting LCRA business during meetings, not via emails, to ensure all voices are heard.
6. **Deck Railings:** The Board hopes to work with the LMCA regarding how to best approach the painting of deck railings.
  7. **Carpet Cleaning:** Jamie fate, VP, suggested postponing carpet cleaning until proper cleaning processes are confirmed with the manufacturer to avoid warranty conflicts.
  8. **Management Report:** None. Management was invited but declined. Therefore, no report.
  9. **Officer Positions:** Two of the five Board Member's positions were ratified. Specifically naming Jamie Fate as First VP and Christine Kipp as Treasurer. A motion was made to ratify these two members into their new Board Roles. It was seconded. All were in favor.
  10. **Executive Session:** Four Board Members (Brian Jacobson, Jamie Fate, Christine Kipp, and Christy Ward) held an executive session for 20 minutes. Gary Kittleson excused himself. After this private meeting concluded, the LRCA Membership were invited back into the general session.
  11. **Baseboard Restoration:** A motion was made to direct Management to sign the contract provided to the Board and begin working with the contractor to get that work scheduled and completed. The motion was seconded. All were in favor.
  12. **TV Contract:** Management is to receive an updated bid from a TV service provider that would be typical of a 4-Diamond resort with all the functionality, including access to streaming services and possibly connecting remote devices, as currently advertised on our TVs. These services are for ALL Lodge Owners.
  13. **Adjournment:** President, Brian Jacobson, adjourned the virtual Zoom Meeting at 4:55 pm.

Respectfully Submitted,

 Apr 3, 2025 11:33 PDT

Christy Ward  
LRCA Board Secretary

03/04/2025

\_\_\_\_\_  
Date

#### Motions and Action Items:

- Board will meet with Service Owner representatives on January 21, 2025.
- Please post board emails on the community association page.
- Monthly Board Meetings: First Monday of each month from 3:30-5:00 pm.
- "Walkthroughs" at 2pm on meeting days.
- Christine Kipp to review legal opinion documents.
- Brian to notify Edward Simpkins to delay carpet cleaning temporarily.
- Management to obtain an updated TV Contract
- Board ratified two Officer Positions.
- Direct management to sign baseboard restoration and repair.






# LRCA Board Meeting Minutes 1.13.2025

Final Audit Report

2025-04-03

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