

**The Lodge at Suncadia Residential Owners Association
Board of Directors Special Meeting
November 4, 2024 – 3:30 p.m.**

MINUTES

1. Meeting Call to Order – Verification of Quorum – meeting called to order with the following in attendance:

Gary Kittleson, President; Jamie Fate, Vice President; Brian Jacobson, Secretary; Christine Kipp, Treasurer; Jason Fay, 2nd Vice President
Edward Simpkins, Director of Community Associations; Jennifer Kramer, Deputy Director of Community Associations; Brandi Darnall, Owner Relations Manager; Shanna, Owner; Amy Baisch, Owner; ; Annalisa Johnson, Suncadia SFO, Vanessa Reust, Senior Accounting Manager

2.Owner’s Forum – No comments.

3. Approval of Agenda – Brian moved to have two items added to the agenda: Status on posting correct minutes from the 8/1 and 9/5 minutes and discussion of an Owner Breakfast. Motion seconded by Christine Kipp and passed unanimously.

4. August 1 & September 5 minutes – Brian reported that he had previously drawn attention to incorrect August 1st minutes being posted online and identified as “draft” minutes. Draft minutes not approved or signed should never be made available to the public. September 5 minutes, already approved by the Board, have not yet been sent to him for signing and need to be posted online, once signed. Management was directed to post correct minutes for August 1 and to send to Brian the September 5th minutes for signing and then posted to the Association website by the end of the day September 6th. Gary asked for clarification about whether the minutes presented by Brian were those approved by the Board. Brian suggested that this be resolved in an upcoming meeting and that Board members review the minutes that had been sent previously. Until then, the August 1st and September 5th minutes should be removed from the website.

5. Owner Breakfast – Jennifer asked for an estimate of the number of people we anticipate for the breakfast. Jennifer clarified that the Owner meeting was scheduled for noon. Brian suggested that finger food, appropriate for lunch time be offered. Jennifer agreed to investigate menu options. Jamie suggested that Management contact owners to measure interest in the event. Jennifer agreed to ask Hospitality, Property Management and other department heads to join the event.

6. Discuss Updated Reserve Schedule – Russ from Hughes Reserves presented an expenditure schedule for various options for hallway renovations projected for 2029. Brian clarified to Russ the Board’s interest in the Reserve Study to include all components of a major renovation in 2029 and recognizing that changes could be made later if the scope were reduced. Discussion ensued about various annual contributions. Changes were also made to reflect the baseboard restoration taking place in 2025. Vanessa agreed to share a pdf of this updated report with the Board.

7. Adoption of the 2025 Operating Budget – Vanessa reported that an examination of documents found no reference to responsibility for the TV contract. She indicated that the current contract with Sonifi is with the LRCA. She clarified that if the contract were to be with the Master Association, the expenses on the budget would not change. Gary also clarified that the additional rooms included in the contract, but not within the LRCA area of responsibility, are reimbursed by Hospitality. Hospitality also pays for the interactive programming guide, which is a line item on the monthly bill. Gary clarified that the Pay per View option is a separate contract held by Hospitality, and Hospitality receives the revenue from that contract. Board members expressed their dissatisfaction that Hospitality is not willing to share information about revenue or losses related to their separate contract with Sonifi.

Management acknowledged the Board requested information about whether owners could purchase Smart TV’s while under the existing contract. Edward had no information to date, and was not able to share when it might be made available. Edward shared that Sonifi would like to offer streaming services, but first needs a commitment beyond the rolling year-to-year contract we currently have. Questions were also raised about whether current internet band width would be sufficient for streaming services. Edward suggested the topic be revisited in the next regular Board meeting in Q1 and Zach in IT would be invited to share updates and options available from over services providers, and bandwidth requirements.

Vanessa shared the proposed budget for 2025. Brian asked why the LMCA assessments appear to be 65% of the LMCA budget, rather than the 59.4% as stated in the documents. Gary clarified that the LMCA increased operating cash for 2024 and the LRCA responsibility was based on a total budget of \$2,460,000. Assessments to the other Lodge Units were also based on this total.

It was noted that the Management fee was increased by 7%. This increase is consistent with other associations managed by SMC.

The Maintenance expense is anticipated to be reduced by about 20%, but it was decided to leave the custodial and maintenance expenses on the budget unchanged.

A request was made for Management to share with the Board assessment amounts for 2025, including Shared Services assessments.

A motion was made by Jamie to approve the 2025 Budget and seconded by Brian. The motion passed unanimously.

8. Annual Meeting Agenda – Brian requested that the Annual Meeting agenda include a Board Report and that one of the Board members present at that event make the report of the meeting and the direction the Board is taking as a result of the input from owners. Management was asked to share with the board the budget, agenda, notice about the Owner Luncheon in advance for review. Edward agreed to share the meeting package. Chris informed Management that many owners have shared they do not receive meeting packets mailed out and suggested alternate delivery methods be used. Edward stated that a lot of work has been done to improve the accuracy of contact information and agreed to send meeting information by email. Vanessa also indicated that a mass update is underway and all owners will receive a request in the owner packet to complete their updated contact information.

9. Adjournment – The meeting adjourned at 5:10 PM

Submitted,

Brian Jacobson

Brian Jacobson (May 13, 2025 21:30 PDT)

Secretary - Brian Jaobson

May 13, 2025

Date







LRCA Board Meeting Minutes 11.4.2024 - Approved

Final Audit Report

2025-05-14

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