

Suncadia Residential Owners Association
Special Budget Meeting
Wednesday June 22, 2022- 10:30 am
Remote via Zoom

<https://us06web.zoom.us/j/85676281913?pwd=M1krM1FRanV4ZXMrVGhxVnUvcFNxQT09>

Meeting ID: 856 7628 1913

Passcode: 979795

One tap mobile +12532158782,,85676281913#,,,,*979795# US (Tacoma)

AGENDA

1. Meeting Call to Order - Verification of Quorum
2. Approval of Minutes – NA
3. Treasurer’s Report – NA
4. Management Report – NA
5. Unfinished Business - NA
6. New Business
 - a. Ratification of 2022 mid-year SCC/SROA budget adjustments for all applicable SROA properties and specific SROA Special Assessments/Budget Adjustments for specific neighborhoods with extra services, due to 2021-2022 Snow Removal Cost over runs depleting operating cash reserves.
 - i. Meeting in Special Open session on June 1, 2022, the Board approved the following 2022 mid-year budget adjustments for Quarter 3 and 4, 2022 required due to 2021-2022 Snow Removal Cost over runs depleting operating cash reserves for the following SROA, Limited Common Area (LCA) properties and the Board also approved specific SROA Special Assessments to be included in the Q3 and Q4 neighborhood assessments for those owners in neighborhoods who receive extra services (all increases are for Quarter 3 and Quarter 4, 2022 only).

HOA / Neighborhood	Current Qtrly Assessment	Q3 and Q4 Assessment, Jul 1& Oct 1	Notes – Temporary Increases will pay deficits and restore a minimum of 3.0 months of operating surplus for Fiscal Year 2023
SROA General Assessment	\$415	No Change	No change in this assessment. The increased assessment coming from the Suncadia Community Council will be funded out of the SROA general assessment operating reserve
SROA Limited Common Area (LCA)	\$110	\$222.50	All Suncadia Single Family Homes, Miner’s Camp & Prospector’s Reach (Excludes Cascade Reach, Talisman. Osprey Ridge and P1 Div. 15-“Bluffs”)
Prospector’s Reach Village Common Area (VCA)	\$55	\$180	Snow removal in 2021/2022 exceeded budget by \$30,600
Miner’s Camp	\$1000	\$1,762.50	Snow removal in 2021/2022 exceeded budget by \$37,900
Cascade Reach	\$725	\$2,075	Snow removal in 2021/2022 exceeded budget by \$35,000
Talisman	\$550	\$1,067.50	Snow removal in 2021/2022 exceeded budget by \$40,200
Osprey Ridge & River Ridge		No Change	

Applicable Governing Documents (CCR’s)

11.3.1 General Assessments. *The Association is hereby authorized to levy General Assessments against all Units subject to Assessments to fund the Common Expenses... [T]he Board may revise the budget and adjust the General Assessment from time to time during the year. Within 30 days after the adoption of a final budget by the Board, the Board shall send to each Owner a copy of the final budget, notice of the amount of the General Assessment to be levied pursuant to such budget, and notice of a meeting to consider ratification of the budget. Such meeting shall be held not less than 14 nor more than 60 days from the mailing of such materials. The budget and assessment shall be ratified unless disapproved at a meeting by Voting Representatives representing at least 67% of the total Class A voting rights in the Association and by the Class B member if such exists. Such ratification shall be effective whether or not a quorum is present.*

7. Adjournment