

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

Minutes

1. The Meeting was called to order by the President at 10:32am and a quorum was present as follows:
 - a. President- Mark Thorne
 - b. Vice President- Gary Kittleson
 - c. Secretary- Bruce Chattin

2. New Business
 - a. The board ratified the 2022 mid-year SCC/SROA budget adjustments for all applicable SROA properties. ***The amended assessment budget presented was emailed and mailed via first class mail to all Association owners per the Suncadia Residential Owners Association Governing Documents following the June 1, 2022, Open Board meeting, where it was adopted by the Board of Directors. Under the Bylaws, the budget is considered ratified unless the members vote to disapprove the budget in accordance with the governing documents. Washington State law requires ratification of the association's budget by the owners at a meeting called by the board. "A budget is ratified unless a majority or any larger percentage specified in the governing documents of the association's total voting power votes against the budget at the ratification meeting," The governing documents state that the percentage needed to reject the budget is 67%. Since 67% of the members were not present either in person or by proxy, the 2022 Mid-Year Amended Budget, adopted by the Board, is ratified.***

HOA / Neighborhood	Current Quarterly 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-“Heights”)
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	
Tumble Creek Village Association (TCVA)	\$725	No Change	

3. Meeting was adjourned at 10:57am

Attest:

 Bruce Chattin – Secretary

 Date