

Tumble Creek Village Association Cabins
NOTICE OF SPECIAL BUDGET RATIFICATION MEETING

Wednesday June 7, 2023- 10:00 am
141 Firehouse Road, Cle Elum, WA 98922
Remote via TEAMS

[Click here to join the meeting](#) or:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODk0MmY0YjltMjkzNy00NmVlThiNTctNDExNWJhZjUxODEw%40thread.v2/0?context=%7b%22id%22%3a%22b31d74cd-7979-494b-be83-92c78c05a110%22%2c%22Oid%22%3a%225c9419a7-0e8f-4040-bb87-81aee15c2e0a%22%7d

Meeting ID: 298 225 719 037

Passcode: 4JAETQ

May 3, 2023

Dear Tumble Creek Village Cabins Owners,

Pursuant to the Tumble Creek Village Association CCR's , notice is hereby given of a Special Open meeting of the Tumble Creek Village Association (TCVA) Board of Directors at the place, date, and time above to ratify a specific, one-time Cabins Special Assessment of \$565.00 per property due to shortfalls in operating cash reserves.

Following recommendations from the Tumble Creek Village Cabins Neighborhood Committee to the TCVA Board of Directors at the April 24, 2023, regular Open Board Meeting, the Cabins Neighborhood Committee discussed with the Board the anticipated shortfall in the Cabins 2023 budget. The Committee recommended and the Board adopted the recommendation to levy a one-time special assessment of \$565.00 per Cabin property to balance the budget variances.

The one-time Cabins Special Assessment will be payable within the third quarter of 2023, following this mailing of notice of the special assessment and notice of a special open meeting to ratify the special assessment within 30 days following this notice to Cabins Owners.

Section 11.3.1 and 11.3.3 of the Covenants provide as follows:

11.3.1 General Assessments. The Association is hereby authorized to levy General Assessments against all Units subject to Assessments to fund the Village Common Expenses... [T]he Board may revise the budget and adjust the Village 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.

11.3.3 Special Village Assessments. Subject to the ratification procedure described in Section 11.3.1, the Board may levy during any fiscal year a Special Assessment, applicable to that year only, for the purpose of deferring all or any part of the cost of any construction or reconstruction, unexpected repair, or acquisition or replacement of a described capital improvement, or for any other one-time expenditure not to be paid for out of General Assessments. Special Village Assessments which in the aggregate in any fiscal year exceed an amount equal to 30% of the budgeted gross expenses of the Village Association for the fiscal year may be levied only if approved by a majority of the voting rights, together with the written consent of the Class B member, if any.

The 2023 budgeted gross expenses for the TCVA Cabins equals \$156,827. Thirty percent of that total equals \$47,048.00. The one-time Special Assessment will total \$26,555.60, which is less than the 30 percent threshold for majority member approval. However, the Board encourages all Cabins Owners to attend this special meeting and ratification of the Special Assessment.

By Direction of the Board of Directors

Michael Bennett – Director of Community Associations
mbennett@suncadia.com