

Suncadia Residential Owners Association
Minutes of the Board of Directors Regular Meeting
November 1, 2019
141 Firehouse Road – Conference Room

Call to Order

The meeting called to order at 10:34 am by President Gary Kittleson.

Verification of Quorum and Meeting Attendance

A quorum was present with the following directors in attendance: Gary Kittleson – President, Vacant -Vice President, Kurt Fresh – Secretary/Treasurer.

Election of Officers

Tabled until Declarant appoints the replacement Director.

Other attendees: Management: Michael Bennett - Community Association Director, Brian Horstman – Community Associations Accounting Manager, Jennifer Kramer – Director of Design Review, Lisa Lutton – Compliance Specialist.

Owners present: Tom Miller, Gordon Miller, Fred Mattison, Dorina Borracchini, Jay Mabry, Kay Mabry, Ron Roseman, Carol Wilson, Aliza Astrachan, Ira Astrachan, Chris Collins, George McKeefry, Devon Thomas, Greg Schatzlein

Owner Forum – Owners asked questions concerning the proposed development of Bullfrog Flats, following the sale to Sun Companies.

Owners asked questions concerning the sale of the Suncadia Water Company utility to NW Natural.

Owners asked for immediate and continued street parking enforcement for contractor vehicles and equipment being stored overnight on streets. Also for increased DRC and Compliance Department enforcement of jobsite appearance, materials storage in road right-of-way and unnecessary noise (radios, loud voices, etc.).

Board member Kurt Fresh requested staff develop as soon as possible, parking enforcement plans which would allow towing of offending vehicles when appropriate, as well as forfeiture of DRC “Damage and Compliance” deposits for contractors violating DRC guidelines, rules and parking regulations.

Staff will also communicate with owners and contractors the enforcement policy and possible sanctions for violations.

Approval of Minutes The minutes Regular Meeting July 26, 2019 were reviewed and approved

Treasurer’s Report

Brian Horstman presented the Treasurer’s Report covering the 3Q financials which are filed with these minutes.

The reserves are fully funded.

Brian presented the collection report. The collection efforts have been very successful.

Management Report

Michael Bennett submitted the Management report, which is filed with these minutes.

Committee Reports

Design Review Committee - Jennifer Kramer, Design Review Administrator, submitted the design review statistics.

Owners Advisory Committee –Tom Miller gave the report on behalf of the committee, which is filed with these minutes. Tom also advised that the SROAAC charter and scope provide for term limits and other committee membership guidelines, which he and the committee are working to implement.

The Committee requested the Board approve the appointment of Cay Crowley and Suzie Norris, both members in good standing, to the Committee, *which was approved by the Board.*

SROAAC requests that the Board consider the recommended Community Fire Wise Resolution. *The Board will work with staff to further develop the Community Firewise Resolution submitted by the SROAAC. Further direction included updating fire evacuation route maps online and to develop paper evacuation route maps as well. The Board recognized and thanked Tom and the Committee for their continued work and diligence.*

Owner Cabin Study Group – Kathleen Horner (absent) submitted an update report on behalf of the study group, which was discussed and is filed with these minutes. *The Board*

Unfinished Business

Traffic Calming Survey Proposal

The Board reviewed and approved the Traffic Calming Survey proposal provided by Traffic Engineering Northwest (TENW) for Coalmine Way for a lump sum of \$4,800.00, with the cost to be allocated between SCC and SROA based upon Coalmine Way “road miles” under each area of responsibility.

New Business

Approval of 2020 Operational Budget

The Board discussed and then approved the 2020 Operational Budget pending final ratification at December 7, 2019 Annual Meeting.

Approval of Amended Resolution 111c

The Board discussed and approved the Community Associations Violation Procedures and Fines, (New Resolution # 111c) - effective date of November 30, 2019, and directed the proposed Resolution to be published for 30-days on the website and via email bulletin to all owners for comments. Staff was also directed to amend portions of the Resolution to correct gender specific personal pronouns prior to publishing for comment.

Snow Removal Contract Amendment and Approval (ZBK)

The Board approved the termination of current Snow Removal Contract (ZBK Contracting Co. LLC) which allows the proposed new agreement to be approved (below).

The Board approved the new 2020-2021 Snow Removal Contract (ZBK Contracting Co. LLC) at an increase of 10%, while noting that ZBK has not increased their contract price for nearly five years.

Prospectors Reach Snow Removal Contract Approval (Heritage)

The Board approved the 2020-2021 Prospectors Reach Snow Removal Contract (Heritage Professional Landscape Contractors).

Talisman Village Snow Removal Contract Approval (Michelle's)

The Board approved the 2020-2021 Talisman Village Snow Removal Contract (Michelle's Landscape and Design).

Miner's Camp Neighborhood Snow Removal Contract Michelle's)

The Board approved the 2020-2021 Miner's Camp Neighborhood Snow Removal Contract (Michelle's Landscape and Design).

There being no further business, the meeting was adjourned at 1:10 pm. The next regular meeting is January 24, 2020.

Submitted



~~Kurt Fresh, Secretary~~
FRED MATTISON



Date