

Suncadia Residential Owners Association
Minutes of the Board of Directors Regular Meeting
January 22, 2021
141 Firehouse Road – Conference Room
Remote meeting via Zoom due to COVID-19 Restrictions

Call to Order

The meeting called to order at 10:30 am by President Gary Kittleson.

Verification of Quorum and Meeting Attendance

A quorum was present with the following directors in attendance: Gary Kittleson – President, Fred Mattison – Secretary/Treasurer, Marne Schwartz -Vice President.

Other attendees: Management: Michael Bennett - Community Association Director, Neal Tackett – Director of Operations.

Owners present via Zoom: Mike Bell, Bill Campbell, Kathy Perkins, Devon Thomas, and Cyndi Correnti

Owner Forum

Owner Mike Bell thanked Fred Mattison for his efforts to establish further nuisance noise enforcement capabilities for SROA where “non-Suncadia Rental Management units (Air bNb, VRBO) units are concerned. Mike also asked if the SROA / SCC would consider a concept for a “Dog Wash” station at the Dawson Park pet facility.

Approval of Minutes

The minutes of the Regular Meeting on October 23, 2020 were reviewed and approved.

The minutes of the Special Meeting on December 3, 2020 were reviewed and approved.

The minutes of the Annual Owners Meeting of December 5, 2020 were reviewed and approved.

Treasurer’s Report

In Brian Horstman’s absence, Michael Bennett and Gary Kittleson presented the Treasurer’s Report covering the Q4 financials, which are filed with these minutes.

Management Report

Michael Bennett, Jennifer Kramer and Neal Tackett 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

Chairperson Cyndi Correnti submitted the SROAAC minutes of the January 21 meeting. Cyndi also presented the recommendation that Bill Campbell be appointed the new Vice Chair for the Committee, which was ratified by the Board.

Cyndi also advised that a tentative date of July 17, 2021 has been set for the Owner's BBQ at Dawson Park, dependent upon Covid restrictions in place at that time.

The concept was discussed of the future of the Owner's Cabin project, tabled in late 2019 due to financial constraints. Fred Mattison commented upon the former and current financial conditions which will continue to delay any forward movement in the short term.

Unfinished Business

1. *The Board approved acceptance of the annual audit findings from the Audit Engagement Report by Clifton, Larsen & Allen following receipt of the final corrected report.*
2. *Board discussion Items (Director Fred Mattison)*
 - a. *The Board is considering a Resolution to have the Auditors complete annual review of the operating cash reserves for the associations in light of their previous recommendations concerning recommended operating cash reserves.*
 - b. *Discussion concerning "self-managed", Air bNb, VRBO, etc. managed rentals and the lack of enforceable guidelines similar to those existing for rentals managed by Suncadia/Hyatt*
 - c. *Discuss the need to finalize recommended rules for the use of motorized toys on the pathways in Suncadia (SCC pathways), with next steps for updated guidelines with speed ranges (8 mph maximum?).*
 - d. *Discussion concerning a 2020-2021 Holiday home decorating "contest" event for next December.*
 - e. *Review and discussion of the 1st annual Suncadia Food Drive event, which saw over 3,300 lbs. of donated food and goods, as well as \$43,494.66 in cash donations to Hope Source. Thanks to all involved!*

New Business

3. *The Board approved the Legacy Park Grounds Maintenance Agreement – 2021 – 2022 with Heritage Professional Landscaping (\$297 per month for the 7 month period from April through October).*

The Board adjourned the Open meeting at 11:47 am. The next Regular Meeting is April 23, 2021

Submitted

Fred Mattison

Fred Mattison (Jan 27, 2021 15:54 PST)

Fred Mattison - Secretary

Jan 27, 2021

Date

January 2021 Management Report

Design Review & Jennifer K Projects	<ul style="list-style-type: none"> • 21 Pre Design Meetings - Zoom • 20 Pre Construction Meetings • 33 new design submitted since last board meeting • 3 new construction starts so far for 2021 • Weekly tours of the community • Ongoing owner/ builder/ architect communication • Several onsite meetings with DRC Committee Members & Development • Continued work with Envision NW Cabins at the Farm • Misc projects – Combining Home sites, Resolving compliance issues.
Community Operations & Projects Grounds Maintenance & Parks Neal	<ul style="list-style-type: none"> • Potholes starting to appear on Suncadia Trail, typically on edges of previous repairs. Past experience indicates temporary repairs will be needed before winter is over. • Changing vendors for road sweeping and striping from Stripe-Rite to Central Paving in response to unsatisfactory performance the past two years. Swiftwater Drive centerline to be extended through Nelson Preserve • Ten dog waste stations have been ordered for installation on Suncadia pathway network. • Working for grant approval from SFCE for installation of pickle ball courts at Dawson Park.
Community Compliance and Standards – Lisa	<ul style="list-style-type: none"> • Completed 20 Final Home Inspections and 10 Re-inspections • Continued monitoring of over 100+ Construction sites and tracked activity • Ordering construction signs and address markers • Processing construction checks for new starts • Ongoing continued communications and assistance to builders and homeowners • 1 contractor notice sent out
Forest Health and Firewise Tony	<ul style="list-style-type: none"> • Tony and Lance are advising individual owners on Firewise issues on their properties. • Forest Health and Firewise on Easton Ridge project will be complete in 3 weeks. • Monthly Forest Fun Fact Continues (any topic suggestion would be appreciated) • Trails maintenance continues and beginning transition to Cross Country Skiing. • Trails were more heavily used than in previous summer / fall seasons. • Planning for fire wising along the next section of Easton ridge is beginning. • Winter Nordic Trails / Winter Recreation trails and maintenance has begun.
Owner Communications	<ul style="list-style-type: none"> • Weekly update Newsletters, Bulletins and Website work continues.
Community Services Paul	<ul style="list-style-type: none"> • Community Services patrol are assisting Compliance and DRC with reports of violations observed. • Patrol and Greeters are working with contractors and owners on Saturday morning entry waiting lines at the Greeters Cottage entrance. • Community Patrol staff still short staffed and looking to hire 2-3 team members.
Financial Brian	<ul style="list-style-type: none"> • Processing Q4 payments and collection notices 2021 budget entry in TOPS One in progress.






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Final Audit Report

2021-01-27

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