

The Suncadia Residential Owners Association
Board of Directors Regular Meeting
January 20, 2023 – 11:00 am
Remote via Teams or
141 Firehouse Road

MINUTES

- 1) Meeting Call to Order at 11:05 by President Noni Hughes
 - a. Verification of Quorum: A quorum was present: Noni Hughes-President (Via teams), Mark Thorne-Vice President, Bruce Chattin-Secretary
 - b. Others in attendance: Management: Michael Bennett - Community Association Director, Neal Tackett – Operations Manager, Jennifer Kramer – Director of Design Review & Compliance, Kelly Town – Compliance Specialist, Kelsey Greene – DRC / Communications Assistant, Lonny Butler-Community Manager, Jamey Mays-Administrative Assistant, Sarah Stills-Lodge Property Manager, Tony Craven-Natural Resources Manager, Kirsten Brunner-Director of Lodge Operations, Tucker Stevens-VP of Planning and Development, Luis Arvizu-Director of Engineering, Derek Coffinger-Director Allied Security Services, Paul Kingham-Manager Allied Security Services, Eric McDougall-Operations Specialist
 - c. Owners in attendance via Teams: Kellene Gilbrough, Cay Crowley, William Campbell, Chris Collins, Fred Mattison, Donna McCaslin, Gordon Miller, Devin Winters, Mike Butine, Peter Wong, Mike Bell, Beth Gray, Suzanne Boyd, Carol Sandsmark, Carol Wilson, David, Fred C, Kimbro3, Marla_ajinian, Mann-Ling Thibent, Neil, Bob McDonald, Pat Thurman, Paula Kurtz-Krestel, Chase Prepula, Steve Frank.
- 2) Owner’s Forum-No owner questions were submitted.
- 3) The Board approved the Minutes of the following as submitted.
 - a. Regular open board meeting minutes October 28, 2022.
 - b. Annual Owners meeting December 4, 2022.
 - c. Executive session meeting January 13, 2023
- 4) Gary Kittleson presented the Treasurer’s Report, which included:
 - a. 2022 Balance Sheet, Income Statement and Reserve Balances
 - b. Michael Bennett gave a brief overview of the Collection Status Report. Intent to Collect Notice mailing approval will be considered by the board in Executive session following this meeting.
- 5) The management report was presented by several members of the management team.
 - a. Jennifer Kramer DNC Report
 - b. Kelly Townes Community Compliance Report
 - c. Tony Craven Firewise Report
 - d. Derek Coffinger Community Patrol Report
 - e. Neal Tackett Operation Report

- 6) Committee Reports were included in the management report and Noni Hughes gave a brief overview of how the Owner's Engagement Committee will operate.
- 7) Unfinished Business N/A
- 8) New Business
 - a. Noni Hughes presented a brief discussion on Washington RCW that supersedes SROA Governing Documents concerning assessment budget ratification, and more information based upon a legal memo requested by the board will be available at the next board meeting.
 - b. The board discussed and approved Grounds Maintenance agreements/contract approvals (Heritage Landscaping).
 - i. River Ridge
 - ii. Nelson Ridge
 - iii. Nelson Creek
 - iv. Legacy
 - v. Talisman
 - vi. Miner's Camp
 - vii. Cascade Reach
- 9) Owner's Forum (3-minute limit)
 - a. From Peter Wong: Did Allied hire any past Suncadia Greeters? Answer: Yes, ten of fourteen (three have retired and one on leave)
 - b. From Paula Kurtz-Kreshel: Is the annual builders roundtable meeting open to owners? Answer: No, they are not. It's a time for DRC and builders to review building regulations, policies, and procedures within Suncadia and Tumble Creek
 - c. From Paula Kurtz-Kreshel: Asked for clarification on the RCW in relation to the ratification of the 2023 SROA Budget. Answer: No, the RCW would not change the result of the ratification of the 2023 SROA Budget.
 - d. From Michael Bell: Where do the funds for legal opinions come from? Answer: Depends on the legal opinion and who needs it. If it comes from the developer the developer pays, if it's from a specific neighborhood that neighborhood pays, if it is the entire community then SROA pays.
- 10) The Open meeting adjourned at 12:18 pm.

Bruce Chattin
Bruce Chattin (Jun 6, 2023 10:42 PDT)

Bruce Chattin – Secretary

Date: 05.05.2023

SROA.Minutes.1.20.2023

Final Audit Report

2023-06-06

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