

Suncadia Residential Owners Association
Minutes of the Board of Directors Regular Meeting
October 22, 2021

141 Firehouse Road, Cle Elum, WA and Remote meeting via Zoom

Call to Order

The meeting called to order at 10:32 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, Brian Horstman – Director of Finance, Neal Tackett – Operations Manager, Jennifer Kramer – Director of Design Review & Compliance, Kelly Town – Compliance Specialist, Kelsey Greene – DRC / Communications Assistant, Jeremy DeJong - Suncadia Resort, Rusty Williams – Atlas Networks

Owners present via Zoom: Perry Weinberg, Colin Mooney, Gordon Miller, Natalie LaChapelle, Kathy Perkins, Mike Butine, Michael Zanoni, Chris Collins, “JKACH”, Chris Wheeler, Jeff Mendenhall, “KATEV”

Owner Forum

Owner Chris Wheeler inquired concerning the status of the recent Atlas Networks service outage and whether Atlas had redundant fiber optic cables to avoid outages in the future. Laurel Bell asked if DRC could require new owners building homes to stagger construction to avoid multiple contractor vehicles on a particular street at the same time. Colin Mooney requested that online billing and owner payments be simplified and the processes made more streamlined and understandable. Michael Zanoni and Laurel Bell asked if the aged receivable balance report reflected a sufficient bad debt allowance figure.

Approval of Minutes

The minutes of the Regular Meeting on July 23, 2021 were reviewed and approved.

Treasurer’s Report

Brian Horstman presented the Treasurer’s Report covering the Q3 financials, Aged Receivables and Cash Flow Forecast, which are filed with these minutes.

Management Report

Michael Bennett, Jennifer Kramer, Neal Tackett, Kelly Town and Tony Craven presented the Management report, which is filed with these minutes.

Committee Reports

Design Review Committee

Jennifer Kramer, Director of Design Review, submitted the design review statistics.

Owners Advisory Committee (SROAAC)

- Chairperson Cyndi Correnti submitted the SROAAC minutes of the September 16, 2021 meeting.
- The Board approved the 2021 Community Survey content and approved distribution to owners via email.
- The board approved the proposed “Little Library” locations at two additional SCC common area locations, pending exact positioning approved by Operations Manager Neal Tackett:
 - Walking Path at Lodge Entrance
 - Walking Path at Nelson Farm Entrance

Unfinished Business

- a. The Board tabled action on possible outsourcing of Community Patrol services pending:
 - Completion of the Owner Community Survey, and
 - Completion of the Safety and Security needs assessment (see action item below)
- b. The Board declined to assume responsibility for the proposed River Ridge “Pocket” Park conveyance to SROA for landscape maintenance, directing staff to incorporate the expenses in the 2022 River Ridge neighborhood budget.

New Business

- a. The Board approved the Allied Universal Services “Community Needs” Safety and Security onsite research and report engagement proposal (\$23,130 + Expenses NTE \$3,000) with an anticipated completion date for the final research and study work product expected in February, 2022.
- b. The Board approved the 2022-23 SROA Snow Removal Services Agreement – Michele’s Landscaping.
- c. The Board approved the 2022-23 SROA Snow Removal Services Agreement – Heritage Landscaping for Prospectors Reach.
- d. The Board approved the 2022-24 SROA Snow Removal Services Agreement – Gibson and Son
- e. The Board tabled approval of the 2022 SROA Budget and Reserve Study pending final staff budget work and budget committee input and final version approval in a special open session board meeting, prior to distribution to owners no later than Thursday November 4, 2021.

The Board adjourned the open meeting at 12:23 pm. The annual owners meeting is scheduled for Saturday December 4, 2021 at the Lodge and remote via Zoom (SROA at 1:00 pm). The next regular Open Board meeting is scheduled for January 28, 2022 at 10:30 am

Fred Mattison
Fred Mattison (Jan 28, 2022 15:22 PST)

Jan 28, 2022

Fred Mattison - Secretary

Date

October 2021 – SCC & SROA Management Report

<p>Design Review & Jennifer K Projects</p>	<ul style="list-style-type: none"> • 18- Pre-Design Meetings – Zoom Meetings • 26- Pre-Construction Meetings • 25- New designs submitted since last board meeting • 158-New construction starts so far for 2021 – Projected 210! (includes Wine Makers Cabins & Trailhead II) • Weekly tours of the community • Ongoing owner/ builder/ architect communication • Misc. projects – Resolving compliance and construction issues • Owners landscaping proposals/ requests for site visits
<p>Community Operations & Projects</p> <p>Grounds Maintenance & Parks</p> <p>Neal</p>	<ul style="list-style-type: none"> • Play structures at Dawson and Battista Parks re-stained. Structure at Battista had a structural issue that was repaired, but further work may be needed next year. • New ADA-accessible sandbox installed at Dawson, but replacement parts for “Digger” toys continue to be delayed. • Pickleball Courts were completed and appear to be very popular. Will close at the end of the month to accommodate a portion of an expanded seasonal lighting display. • Successful Park Recreation program concluded Labor Day. • Streetlights on Suncadia Trail were repainted. More to be done next year. • Four days of crack-sealing completed across three Associations • Access path from Big Hill Drive to lake area completed at Developer Expense • Had to postpone half of residential sealcoat projects.
<p>Community Compliance and Standards – Kelly</p>	<ul style="list-style-type: none"> • Completed over 60 plus Final Home Inspections and re-inspections • Continued monitoring of over 200+ Construction sites and tracked activity • July – September Courtesy Notices • Suncadia – <p>21 Prohibited Vehicle in Driveway 1 Remove Bright Colors on play structure 1 Remove Outside Storage Structure 73 Parking on Vegetation 43 Short Term Rental Registration 16 Noise Disturbance 4 Unscreened Hot Tub 4 non-Dark sky Exterior Lighting</p> <p>Fines Suncadia 3 Parking on Vegetation 2 Noise Disturbance Tumble Creek- 1 Prohibited Vehicle in Driveway 1 Tent set up on property</p>
<p>Forest Health and Firewise</p> <p>Tony</p>	<ul style="list-style-type: none"> • Tony and Lance are advising individual owners on Firewise issues on their properties. • Fire wising along the next section of Easton ridge is 30 acres have been completed. • Open Space between Big Rock and Swiftwater will be firewised this season. • Swap over to Winter Trails signs will begin at the end of October
<p>Owner Communications MB</p>	<ul style="list-style-type: none"> • Weekly update Newsletters, Bulletins and Website work continues with assistance of Kelsey Greene (DRC specialist and Web & Communications assistant)
<p>Community Services Paul</p>	<ul style="list-style-type: none"> • Community Services patrol are assisting Compliance and DRC with reports of violations observed and will be implementing the new Short-Term Rental rules and immediate notification of owners / managers before fines for noise nuisances. • Community Services have hired two new Patrol team members but are still short two positions.






SROA.Minutes.10.22.21

Final Audit Report

2022-01-28

Created:	2022-01-28
By:	Michael Bennett (mbennett@suncadia.com)
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