

Suncadia Residential Owners Association
Minutes of the Board of Directors Regular Meeting
October 23, 2020
141 Firehouse Road – Conference Room
Remote meeting via Zoom due to COVID-19 Restrictions

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.

Election of Officers

Other attendees: Management: Michael Bennett - Community Association Director, Neal Tackett – Director of Operations, Brian Horstman – Community Associations Accounting Manager, Jennifer Kramer – Director of Design Review, Lisa Lutton – Compliance Specialist. Noni Hughes – General Manager, Suncadia Resort.

Owners present via Zoom: Beth Mead, Colin Mooney Cyndi Correnti, Donna McCaslin, Gordon Miller, “Gary S”.

Owner Forum – Owners asked questions concerning path and trail usage, compliance inspections of construction sites, owner meetings with developer(s) before new neighborhoods and villages are approved. A letter from Ira Astrachan was provided to the Board, which included those topics.

Approval of Minutes

The minutes of the Regular Meeting on July 24, 2020 were reviewed and approved.

The minutes of the Special Meeting on September 29, 2020 were reviewed and approved.

The minutes of the Special E-Mail Meeting on October 12, 2020 were reviewed and approved.

Treasurer’s Report

Brian Horstman presented the Treasurer’s Report covering the Q3 financials, which are filed with these minutes.

Brian presented the collection report and recommended the Board review delinquent accounts in Executive session following the Open Session.

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 – Chairperson Cyndi Correnti submitted the SROAAC recommendation that six (6) trash receptacles and six (6) Dog Waste Stations be sourced and added to the paved path system in Suncadia before spring. Director of Operations, Neal Tackett will obtain cost estimates for the Board.

Approval of New SROAA members - The Board approved the Committee recommendation that Bill Campbell be appointed to the SROAAC.

Unfinished Business

- 1. The Board approved the Management recommendation that the Association close its account at Cashmere Valley Bank and that the funds be deposited to the Association’s US Bank operating account.*
- 2. The Board tabled approval of the proposed rule changes from the SROAAC concerning “E-Bikes”, motorized bicycles, motorized skateboards, scooters, roller blades and roller skate use on SROA / SCC paved paths.*
- 3. The Board tabled formal acceptance of the annual audit findings from the Audit Engagement Report by Clifton, Larsen & Allen, pending additional detailed review by individual Board members.*

New Business

- 4. The Board approved temporary 2021 assessment increases for Quarter 1 and Quarter 2, 2021 from \$850 per quarter to \$1,433 for Miner’s Camp owners. The Board will review the Neighborhood expenses over available revenue in June 2021 to determine if an additional quarterly increase is required to eliminate and snow removal related budget deficits. These fiscal actions are required in the 2021 budget to address Miner’s Camp deficits of income over expenses (\$27,970 as of 09-30-2020) which have accumulated over the last three fiscal years due to increased landscape and unusually heavy snow / snow removal expenses and to provide from 1.5 to 3 months operating cash reserve by year end.*
- 5. The Board approved the 2021 SROA and Village / Neighborhood Operating Budgets following review and minor line item adjustments, pending final Board review of an opinion from SROA auditors concerning recommended operating cash reserve levels for SROA. The Board will also finalize the SROA budgets, prior to ratification at the December 5, 2020 annual meeting, pending finalized Miner’s Camp and LCA budgets. Comparison with current FY 2020 is shown below.*

	<u>2020</u>	<u>2021</u>
<i>a. Suncadia Residential Owners Association quarterly assessment</i>	\$425	\$425
<i>b. Limited Common Area (LCA) quarterly assessment</i>	\$100	\$100
<i>c. Prospector’s Reach quarterly assessment</i>	\$350	\$350
<i>d. Miner’s Camp Q1 / Q2: \$1,433, then Q3 / Q4: \$850</i>	\$850	\$1,433 (Q1-Q2)
<i>e. Talisman quarterly assessment</i>	\$525	\$550
<i>f. Osprey Ridge quarterly assessment</i>	\$300	\$340
<i>g. River Ridge quarterly assessment</i>	\$ 65	\$ 75
<i>h. Cascade Reach quarterly assessment</i>	\$680	\$700

- 6. The Board approved the SROA collection policy revised by collection attorney Bennett Taylor and will discuss upcoming collection actions for any delinquent owners in Executive session.*

The Board adjourned the Open meeting and convened an Executive session at 1:20 pm, then reconvened into Open session at 1:50 pm and the meeting was adjourned at 1:52 pm. The annual Owners meeting is Saturday December 5, 2020 remote via Zoom from the Lodge Ballroom and the next regular meeting is January 22, 2021.

Submitted

Fred Mattison

Fred Mattison (Nov 6, 2020 14:37 PST)

Fred Mattison - Secretary

Nov 6, 2020

Date





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Final Audit Report

2020-11-06

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