

***Suncadia Residential Owners Association***  
**Board of Directors Regular Meeting**  
**April 26, 2019**  
**141 Firehouse Road – Conference Room**

**Call to Order**

The meeting was called to order at 10:45 am.

**Verification of Quorum and Meeting Attendance**

A quorum was present with the following directors in attendance: Gary Kittleson – President, Brianne Kelsey– Vice President (by telephone), Kurt Fresh – Secretary/Treasurer.

Other attendees: Management: Michael Bennett - Community Association Director, Brian Horstman – Community Associations Accounting Manager, Jennifer Kramer – Design Review, and Neal Tackett, Operations Manager, Lisa Barker – Compliance Coordinator, Pat Simpson – Consultant to the Community Associations

Owners: Steve and Caroline Jaffe, Jamie DeVore, Jay and Kay Mabry, Fred Mattison, Tom Miller, Gordon Miller, Dorina Borrachini, Ron Roseman, Bob and Donna McCaslin, Mike Bork, Devon Thomas, Ed Marshall

**Owner Forum** – Coal Mine Way Traffic Control – The Board reviewed the recommendations of Owners submitted by letter. Steve Jaffe spoke on behalf of the Coal Mine Way Owners.

Ask Real Estate to change listing directions for houses in Nelson Preserves.

Require people with transponders for service gate to have GPS monitors.

**Approval of Minutes** The minutes Regular Meeting January 25, 2019, Special Meetings February 12, 2019, March 4, 2019 and April 3, 2019 were approved as distributed.

**Treasurer's Report**

Brian Horstman presented the Treasurer's Report covering the 1Q financials which will be filed with these minutes.

The reserves are fully funded.

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

**Independent Auditors Report**

Stacy Short, of CliftonLarsonAllen, gave an overview of the audit process. A copy of this presentation will be available on the Owner website. The Association was given a clean audit opinion. Management was given a clean operational controls opinion.

*The Board postponed the approval of the draft 2018 independent auditors report to outside of a regular meeting. The final approved report will be posted to the Owner website.*

## **Management Report**

Michael Bennett submitted the Management report which will be filed with these minutes.

## **Committee Reports**

**Design Review Committee** - Jennifer Kramer, Design Review Administrator, submitted the design review report. A copy of the report will be filed with these minutes.

*The Board approved an increase in Design Review Fees from \$3500 to \$4000. The effective date is June 1, 2019 with appropriate flexibility for Owners who may not be able to schedule in the transition period.*

**Owners Advisory Committee** –Tom Miller gave the report on behalf of the committee (Attached).

The committee requested the Board approve the appointment of Rick Fersch, a member in good standing, to the Committee. *The Board approved the appointment of Rick Fersch.*

**Owner Cabin Study Group** – Kurt Fresh gave the report on behalf of the study group. It will be filed with these minutes. *Per the recommendation of the study group, the Board agrees with the Owners Cabin Study Group recommendation against a vote of a Special Assessment, and will shelve the project at this time until such time that a reasonable cost for the project can be found. The Board commends the Owners Cabin Study Group and the SROAAC for their work on this project. Further the Board supports the continued work of this board-appointed committee, which will continue its work to find gathering spaces and fund an agenda of programs for owners, and will recommend options and alternatives to the cabin project to the Board for its consideration. To provide continuity and cooperation, the chair of the SROAAC will be added to the Study Group as an ex-officio member.*

## **Unfinished Business**

*The Board ratified actions taken in executive sessions on March 4 and April 3, 2019.*

*The Board ratified and authorized the execution of the Miner's Camp Neighborhood Grounds Maintenance Contract with Heritage Landscaping.*

*The Board ratified and authorized the execution of the Miner's Camp Park Grounds Maintenance Contract with Heritage Landscaping.*

## **Speed Control Discussion**

Kurt will work with management put together a list of action items on speed control for Coal Mine Way and other SROA roads.

## **New Business**

*The Board approved the execution of the Legacy Park Landscape Maintenance Agreement with Heritage Landscaping.*

## **Owner Forum**

An owner gave kudos to Central Paving for the fine job of seal coating on Steam Gin Loop. Management will look at coordinating paving of driveways during paving projects.

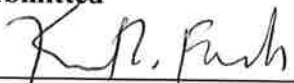
Status of designation Cabin Funds – The Board will discuss this at the next Board Meeting.


The Board entered Executive Session at 12:42 am  
The Board entered into regular session at 12:48 am

The Board ratified the actions taken in executive session.

There being no new business, the meeting was adjourned at 12:50 pm. The next regular meeting is July 26, 2019.

**Submitted**

  
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**Kurt Fresh, Secretary**

  
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**Date**