

Suncadia Residential Owners Association
Minutes of the Board of Directors Regular Meeting
July 26, 2019
141 Firehouse Road – Conference Room

Call to Order

The meeting called to order at 10:20 am by President Gary Kittleson.

Verification of Quorum and Meeting Attendance

A quorum was present with the following directors in attendance: Gary Kittleson – President, Vacant -Vice President, Kurt Fresh – Secretary/Treasurer.

Director Resignation

The Board accepted the resignation of Director Brianne Kelsey and thanked her for her professionalism, service and dedication to Suncadia.

Election of Officers

Tabled until Declarant appoints the replacement Director.

Other attendees: Management: Michael Bennett - Community Association Director, Brian Horstman – Community Associations Accounting Manager, and Neal Tackett, Operations Manager

Owners: Steve & Caroline Jaffe, Ruth Ames, Tom Miller, Chris Collins, Jaime Devore, Gordon Miller, Fred Mattison, George, McKeefry, Kathleen Horner, Ron Roseman, Bob McDonald, Cay Crowley, Carol Wilson

Owner Forum – Suggested additional immediate steps to mitigate Coalmine Way speeding and truck and vendor traffic using the residential street as a “shortcut” to Swiftwater Drive – Nelson Preserve. Steve recognized staff efforts and encouraged continuing current morning and afternoon random stops of large trucks at Firehouse Road and Swift Water intersections with Coalmine Way. He also suggested having the entrance Greeters Cottage staff hand out flyers on Friday afternoon reminding weekend guests of parking regulations, speed limits and use of residential roads.

Approval of Minutes The minutes Regular Meeting April 26, 2019 were reviewed and approved

Treasurer’s Report

Brian Horstman presented the Treasurer’s Report covering the 2Q financials that will be filed with these minutes.

The reserves are fully funded.

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

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 statistics.

Owners Advisory Committee –Tom Miller gave the report on behalf of the committee, which will be filed with these minutes.

The committee requested the Board approve the appointment of Cay Crowley and Suzie Norris, both members in good standing, to the Committee.

Owner Cabin Study Group – Kathleen Horner gave an update report on behalf of the study group that will be filed with these minutes.

Unfinished Business

The Board discussed speeding control initiatives.

The Board discussed commission of a traffic calming study on Coal Mine Way.

The Board discussed speed limit changes for selected sections of Suncadia Trail approved by SCC.

The Board discussed Firehouse Road, service gate transponder usage, assignments and policies.

New Business

The Board approved SROAAC recommended new committee members Cay Crowley and Suzie Norris.

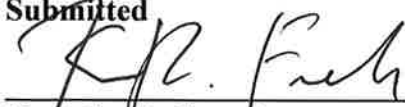
The Board approved SROAAC recommended new Owners Cabin Advisory Committee member Suzie Norris.

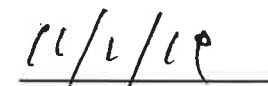
The Board approved the proposed revisions with one amendment to the existing Community Associations Violation Procedures and Fines, (New Resolution # 111c), to be published in the Weekly Email update for a minimum 30 day period for owners to review, prior to the effective date of effective date of August 31, 2019.

The Board discussed a proposed “restart” of single stream Waste Management (WM) recycling location at Association Management Service Yard and did not approve moving forward at this time citing the problems of waste stream contamination and the near doubling of costs to \$20,000 per year.

There being no further business, the meeting was adjourned at 12:32 pm. The next regular meeting is October 25, 2019.

Submitted


Kurt Fresh, Secretary


Date