

Suncadia Residential Owners Association
Minutes of the Board of Directors Regular Meeting
April 24, 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.

Owners present via Zoom: Jay and Kay Mabry, Suzie Norris, Michael Sands, Gordon Miller, Donna McCaslin, Carol Wilson, Bryanne Wotherspoon, Erik Einwalter, Kathy Perkins, Gary McGrath, Beth Mead, Jeff Ziegler, Chris Par, Mike Butine, Walter Winter, Shelly Holt, Cyndi Correnti.

Owner Forum – Owners asked questions concerning

Lodge owner, Donna McCaslin expressed concern that E-Bikes or other electric motor assisted devices being used on paved walking paths are very quiet and do not give pedestrians any warning that they are coming up behind them. Additionally, she has observed that bicyclists using the paths do not give the courtesy warning of “on your left”, or “behind you.

Approval of Minutes The minutes of the Regular Meeting on January 24, 2020 were reviewed and approved.

Treasurer’s Report

Brian Horstman presented the Treasurer’s Report covering the Q1 financials, which are filed with these minutes.

Brian presented the collection report with a caution that we are seeing a significant increase in late assessment payments as of April 24, 2020 probably due to COVID-19 related financial issues. The accounting team and management will be tracking assessment aged receivables on a weekly basis to better inform the Board of the delinquency rates and to take timely actions per the SROA collection policies and Governing Documents, while being compassionate concerning financial hardships caused by the COVID 19 crisis.

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 report from the committee meeting on April 16, 2020 on behalf of the committee, which are filed with these minutes. Cyndi also announced that the Committee has agreed that the July 18, 2020 annual Owner Picnic / BBQ is cancelled for this year due to the COVID-19 crisis and the possible health risks involved in large gatherings.

Approval of New SROAA members - The Board approved the proposed nominations of Donna McCaslin and Carrie DeSantos to the Committee.

Owner Cabin Study Group – No report. Group has been sunset temporarily pending possible positive changes regarding funding sources for the Cabin Project construction cost increases.

Unfinished Business

- 1. The Board unanimously voted to accept the recorded Quit Claim Deed for the Miner's Camp Park from the Miner's Camp Developer. Management and Gary Kittleson will work with SROA legal counsel to create the park maintenance agreement between SCC and SROA for the landscape maintenance for the park area.*
- 2. The Board requested that Brian Horstman obtain a professional opinion from the SROA audit / CPA firm concerning the recommended number of months of "Operating Cash" or "Working Capital" to keep on hand and to budget for each fiscal year.*
- 3. The Board Discussed possible amendment / additions to the SROA rules concerning E-Bikes, Motorized Bicycles, Motorized Skateboards Scooters, Roller Skates, Hoverboards and Drones and directed staff to ask the SROAAC to research and recommend suitable amendments and additions for the Board to consider adopting. The SROAAC is holding an online working session to begin work on these tasks with the first meeting scheduled for April 30, 2020 at 4 pm, via Zoom.*

New Business

- 4. The Board reviewed, approved and ratified COVID – 19 Emergency Resolutions 122 / 123.*
- 5. The Board reviewed and discussed whether traffic data collection (required for additional traffic calming study work is desired this fiscal year (follows January Board approval of Traffic Calming Study for Coalmine Way, Suncadia Trail and Swiftwater Drive) and directed staff to not have the data collection work started this season due to the extraordinary changes in traffic counts and resort usage by guests this season due to the COVID-19 situation.*

There being no further business, the meeting was adjourned at 12:25 pm. The next regular meeting is July 24, 2020.

Submitted

Secretary/Treasurer

Secretary

6-4-2020

Date

Signature: 
Fred Mattison (Jun 4, 2020 15:36 PDT)

Email: fredmattison@msn.com






SROAminutes.draft-04.24.20

Final Audit Report

2020-06-04

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