

Tumble Creek Village Association
Board of Directors Regular Meeting
January 25, 2021
141 Firehouse Road, Community Management Building
Remote meeting via Zoom due to COVID-19 restrictions

Call to Order

The meeting was called to order at 9:00 am.

Verification of Quorum and Meeting Attendance

A quorum was present with the following directors in attendance: Gary Kittleson - President; Randy Harris – Secretary, Jared Jeffries- Vice-President

Other attendees: Management: Michael Bennett – Director of Community Associations, Jennifer Kramer - Director of Design Review, Neal Tackett – Director of Operations, Tony Craven – Natural Resources Manager

Owners – Jeff Mendenhall (Tumble Creek Advisory Committee)

Owners' Forum

TAC chair, Jeff Mendenhall asked if the walking trails / paved paths can be groomed in the winter months.

Owner / Director Randy Harris asked if TCVA driveways could be cleared of snow berms instead of leaving each owner to handle this following roadway snow removal operations. Operations Manager, Neal Tackett commented that this should be considered as an added scope of work for the snow removal contract currently in place in order to insure that two vendors are not required, since coordination of the work or clearing berms immediately after they are created should occur.

Neal Tackett recommended that the question be added to the upcoming owner survey concerning adding driveway “berm” clearing to the snow removal scope of work / budget.

Approval of Minutes

The Minutes of the Regular Meeting of 10/26/2020 were approved.

The Minutes of the Special Executive session meeting of the Board of Directors on 09/25/2020 were approved.

The Minutes of the Special Executive session meeting of the Board of Directors on 10/26/2020 were approved.

The Minutes of the Annual Owners Meeting of 12-05-2020 were approved.

Treasurer's Report

Michael Bennett and Gary Kittleson presented the Treasurer's Report covering the 2020 Q4 financials, in the absence of Brian Horstman, which are filed with these minutes. Reserves have been funded.

Brian Horstman gave the collections report.

Management Report

Michael Bennett, Neal Tackett, Tony Craven and Jennifer Kramer presented the Management Report. A copy will be filed with these minutes.

Committee Reports

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

Cabins Neighborhood Committee- No report

Tumble Creek Owner Advisory Committee – The minutes of the January 21, 2020 meeting were submitted and included in the Board packet. A copy of the minutes will be filed with these minutes.

Unfinished Business - None

New Business

- 1) The Board reviewed and approved the arterial roads centerline striping project quotation – Central Paving (SCC = \$3,663.00, TCVA = \$4,208.44).
- 2) The Board reviewed and approved the 2021 TCVA Grounds Maintenance Agreement (Heritage Professional Landscaping, Inc.).
- 3) The Board reviewed and approved the 2021 Tumble Creek Cabins Grounds Maintenance Agreement (Heritage Professional Landscaping, Inc.).
- 4) The Board discussed Director Harris' request to create and distribute an owner survey to all TC residents to find out what we can improve upon and what we are doing well. Michael Bennett and Director Harris will finalize the questions, topics, timing and best distribution methods.

Executive Session

The Board adjourned to Executive session at 10:27 am

Returning from Executive session at 11:04 am the Board ratified the actions taken in Executive session and there being no new business, the meeting was adjourned at 11:07 am.

The next Regular Meeting is April 26, 2021

Submitted:

By *Larry Kellum* President
for *Randy Harris*

Secretary – Randy Harris

Approved by Board in Open
Date *Meeting on 4/26/21*

January 2021 Management Report

Design Review, Jennifer K Projects	<ul style="list-style-type: none"> • 21 Pre Design Meetings - Zoom • 20 Pre Construction Meetings • 33 new design submitted since last board meeting • 3 new construction starts so far for 2021 • Weekly tours of the community • Ongoing owner/ builder/ architect communication • Several onsite meetings with DRC Committee Members & Development • Continued work with Envision NW Cabins at the Farm • Misc projects – Combining Home sites, Resolving compliance issues
Community Operations & Projects Grounds Maintenance, Lakes, Streams & Parks - Neal	<ul style="list-style-type: none"> • Cul-de-sac upgrades completed at six locations in November. Planning for similar projects this year. • Air compressors removed from Lake Ann for winter storage and repair. • New detector loops installed on Resident and Exit gates to add extra safety precautions for vehicles. • Snow removal in new Divisions 15/16 started in late December. • Ordered six pet waste stations for Tumble Creek pathway network. • Three street signs have been removed due to rot so far this winter. Components needed for reinstallation have been fabricated and are onsite.
Community Compliance and Standards - Lisa	<ul style="list-style-type: none"> • Completed 20 Final Home Inspections and 10 Re-inspections • Continued monitoring of over 100+ Construction sites and tracked activity • Ordering construction signs and address markers • Processing construction checks for new starts • Ongoing continued communications and assistance to builders and homeowners • 1 contractor notice sent out
Forest Health & Firewise - Tony	<ul style="list-style-type: none"> • Tony and Lance are advising individual owners on Firewise issues on their properties. • Forest Health and Firewise on Easton Ridge project completed in 3 weeks. • Trails maintenance continues and beginning transition to Cross Country Skiing. • Planning for fire wising along the next section of Easton ridge. • Winter Recreation program has begun.
Owner Communication	<p>Weekly update (every other week in winter) and website updates continue</p>
Community Services Paul	<p>Community Services patrol are assisting Compliance and DRC with reports of violations observed. Patrol is seeking 2-4 new team members to replace open positions.</p>
Financial- Brian	<ul style="list-style-type: none"> • Processing Q1 payments, account set up for new owners, 2021 budget entry in accounting systems, 2020 Year End financial statements