

***Tumble Creek Village Association***  
**Board of Directors Regular Meeting**  
**April 26, 2021**  
**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, Neal Tackett – Director of Operations, Tony Craven – Natural Resources Manager, Lonny Butler Exec. Admin Assistant

Owners – None – A typographical error on the published Zoom link for this meeting agenda, prevented three owners from accessing this meeting via Zoom.

**Owners' Forum** – None

**Approval of Minutes**

The Minutes of the Regular Meeting of 01/25/2020 were approved.

**Treasurer's Report**

Michael Bennett and Gary Kittleson presented the Treasurer's Report covering the 2021 Q1 financials, in the absence of Brian Horstman, which are filed with these minutes. Reserves have been funded. The A/R collections status and cash flow forecast were reviewed.

**Management Report**

Michael Bennett, Neal Tackett, and Tony Craven 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 April 15, 2021 meeting were submitted and included in the Board packet. A copy of the minutes will be filed with these minutes.

**Unfinished Business**

- 1) The Board discussed the TCVA / TC Club owner survey results (119 surveys returned out of 353 possible - 34%)
  - a. Director Harris proposed that the survey be published on the websites and made available to all Tumble Creek owners, after a working group including Director Harris and Director Jeffries reviewed and provided suggestions for improvements and enhancements to areas of focus.

**New Business**

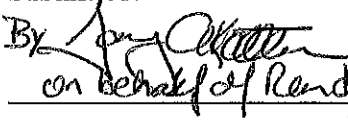
- 2) The Board reviewed and approved 2021 onsite Reserve Study engagement proposal from Hughes & Associates in the amount of \$1,350 plus the Tumble Creek pro-rata share of the consultant's travel, lodging and meals, divided among all the Suncadia and Tumble Creek entities Reserve Studies.
- 3) The Board directed management and operations to develop procedures for discussion at the next open board meeting on July 26, 2021 to address timely cleanup of roads and paved paths following the winter season.

**Executive Session** - None

The meeting was adjourned at 11:20 am

The next Regular Meeting is July 26, 2021

Submitted:

By  President  
on behalf of Randy Harris

Secretary – Randy Harris

Approved by Board in Open  
Date Meeting on 7/26/21

## April 2021 Management Report

<b>Design Review, Jennifer K Projects</b>	<ul style="list-style-type: none"> <li>• 31 Pre Design Meetings – Zoom Meetings-</li> <li>• 43 Pre Construction Meetings-</li> <li>• 51 new design submitted</li> <li>• 53 new construction starts so far for 2021 (TC- 5) - Projected 130</li> <li>• Welcome Kelly Town, Compliance Specialist &amp; Kelsey Greene, DRC Assistant</li> <li>• Training new team members</li> <li>• Weekly tours of the community</li> <li>• Ongoing owner/ builder/ architect communication</li> <li>• Research – WA Energy Code updates</li> <li>• Continued work with Envision NW Cabins at the Farm- 8 under construction</li> <li>• Misc. projects – Combining Home Sites, Resolving compliance &amp; construction issues</li> <li>• Attend SROACC and TCVA Advisory Committee meetings.</li> </ul>
<b>Community Operations &amp; Projects</b>  <b>Grounds Maintenance, Lakes, Streams &amp; Parks - Neal</b>	<ul style="list-style-type: none"> <li>• Two days of road sweeping done in late March/early April. Additional day may be needed.</li> <li>• Striping will be done in May.</li> <li>• Air compressors reinstalled at Lake Ann; Cabins Lake compressors overhauled and reinstalled.</li> <li>• Resident Gate Card Reader was relocated to reduce collisions.</li> <li>• Pet waste stations for Tumble Creek pathway network will be installed soon.</li> <li>• Three street signs scheduled to be reinstalled in May. Fewer signs affected than previous years.</li> <li>• Sealcoat project planned for Iron Monarch, Last Eagle, Leaden Queen, Fortune Creek, Scatter Creek, Orphan Nugget, and Jumbo Mine.</li> </ul>
<b>Community Compliance and Standards - Kelly</b>	<ul style="list-style-type: none"> <li>• Completed over 20 Final Home Inspections and multiple re-inspections</li> <li>• Continued monitoring of over 100+ Construction sites and tracked activity</li> <li>• 39 Courtesy Notices: Parking, Trash Containers, Holiday Lighting, Basketball Hoops, Dark Sky, trampoline line, 4 job site cleanups</li> <li>• (Suncadia &amp; TC Feb, Mar, April to Date), 53 First Notices, 3 Violation Notices</li> </ul>
<b>Forest Health &amp; Firewise - Tony</b>	<ul style="list-style-type: none"> <li>• Tony and Lance are advising individual owners on Firewise issues on their properties.</li> <li>• Forest Health and Firewise on Easton Ridge project will be complete in 3 weeks.</li> <li>• Monthly Forest Fun Fact Continues (any topic suggestion would be appreciated)</li> <li>• Trails maintenance continues...</li> <li>• Planning for fire wising along the next section of Easton ridge is beginning.</li> <li>• Open Space below Talisman will be fire wised before summer.</li> <li>• Open Space between Big Rock and Swiftwater will be fire wised this season.</li> </ul>
<b>Owner Communication - MB</b>	<p>Weekly update and website updates continue Board / Management Survey was sent to all TC Owners and results will be discussed at BOD meeting</p>
<b>Community Services Paul</b>	<p>Community Services patrol are assisting Compliance and DRC with reports of violations observed.</p>
<b>Financial- Brian</b>	<ul style="list-style-type: none"> <li>• Processing Q1 payments and account set up for new owners.</li> </ul>