

***The Tumble Creek Village Association***  
**Board of Directors Regular Meeting**  
**Monday, July 26, 2021 9:00 am**  
**141 Firehouse Road – Conference Room**  
**(meeting room capacity 10 persons)**  
**And Remote via Zoom**

**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, Brian Horstman – Director of Finance, Tony Craven – Natural Resources Manager, Lonny Butler Exec. Administrative Assistant, Kelly Town – Compliance Specialist, Jennifer Kramer - Director of Design Review & Compliance

**Owners** – Dave Anderson, Mike Butine, Peter Wong, Brian Fredericks, Jeff Mendenhall, Tom Hodges

**Approval of Minutes**

2021

The Minutes of the Regular Meeting of 04/26/~~2020~~ were approved.

**Treasurer's Report**

Brian Horstman presented the Treasurer's Report covering the 2021 Q2 financials, which are filed with these minutes. Reserves have been funded. The A/R collections status and cash flow forecast were reviewed.

Michael Bennett gave an update on recent changes regarding:

- WA State Collections Law (a new state mandated Delinquent Disclosure Information form is required to accompany all collection correspondence).
- Governor's Emergency Proclamation 20-51 rescinded (Post Covid-19 restrictions, in-person HOA meetings are again permitted and late fees for delinquent assessments can resume as of August 1, 2021).

**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**- Brian Fredericks gave a report indicating no issues of concern at this time.

**Tumble Creek Owner Advisory Committee** – The minutes of the July 12, 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 and approved emailing the summary survey results to all TC owners, following Board review, with an introductory note from the board indicating some survey items are under the control of the Tumble Creek Club and the remainder under the authority and control of the TCVA Board. Following the anticipated closing of the purchase of Suncadia / Tumble Creek by RCS (Real Capital Solutions) the Board will make capital improvement / amenity construction suggestions to Development, based upon owner feedback from the survey.

**New Business**

- 2) The Board reviewed and approved the creation of "Do Not Enter – One Way roadway stencils and the roadway painting for one location on Cabin Trail Drive, pending notification of the owners near the proposed location (531 Cabin Trail and 471 Cabin Trail).
- 3) The Board discussed the schedule for paved path and road way sweeping and cleanup following winter next spring and directed management and operations to provide a schedule for those cleanup activities to be published to owners next spring in the weekly update and posted on the website.
- 4) The Board discussed feasibility of adding winter driveway "berm removal" to snow removal scope of work. Director Kittleson will discuss possible new Tumble Creek capital project items with the new development ownership group as soon as possible following closing of the Suncadia / Tumble Creek purchase. Management is also obtaining cost estimates from qualified snow removal contractor(s) to add this service to the existing scope of work. Director Jeffries also indicated that the TC turf care operation may also be able to provide a piece of equipment and operator to accomplish driveway berm clearing at a more favorable cost than an outside snow removal vendor.

**Executive Session** – The Board adjourned to Executive session at 11:01 am

The Board reconvened from Executive session at 11:31 am, ratified the Executive session discussion topics and action items and adjourned the Open session at 11:32 am.

The next Regular Meeting is October 25, 2021

Submitted:

By Amy Katten President  
on behalf of Randy Harris

Secretary – Randy Harris

Approved by Board in Open  
Date Meeting on 10/25/21

## TCVA Management Report – July, 2021

<b>Design Review, Jennifer K Projects</b>	<ul style="list-style-type: none"> <li>• 21 Pre Design Meetings – Zoom Meetings</li> <li>• 33 Pre Construction Meetings</li> <li>• 45 new design submitted since last board meeting</li> <li>• 102 new construction starts so far for 2021 – Projected 140!</li> <li>• Special Projects - Winery Cabins , Trailhead 2 Condos, Cascades Reach Final Inspection</li> <li>• Weekly tours of the community</li> <li>• Ongoing owner/ builder/ architect communication</li> <li>• Kelsey Green now overseeing Cabins at the Farm (11 under construction) She is working closely with Envision NW on construction and compliance.</li> <li>• Attend SROACC Advisory meetings</li> <li>• Misc projects – Resolving compliance and construction issues</li> <li>• Planning for upcoming DRC meeting</li> </ul>
<b>Community Operations &amp; Projects</b>  <b>Grounds Maintenance, Lakes, Streams &amp; Parks - Neal</b>	<ul style="list-style-type: none"> <li>• Communication component failure rendered transponder card readers inoperable. Installation of replacement scheduled for July 21.</li> <li>• Installed six pet waste stations for Tumble Creek pathway network.</li> <li>• Reinstalled three street name signs.</li> <li>• August sealcoat project scheduled for Iron Monarch, Leaden Queen, Fortune Creek. Residents notified on July 9. Several streets dropped from plans due to construction start-up.</li> <li>• Half the aerators in Lake Ann off due to broken conduit in compressor vault. Repairs underway.</li> <li>• Cabins OS-2 reseeding completed per Cabins Advisory Committee request.</li> <li>• Temporary irrigation installed on six culdesacs that were refurbished last fall.</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 200+ Construction sites and tracked activity</li> <li>• Suncadia – Tumble Creek: 364 Courtesy Notices: Parking, mowing, noise, job site cleanups,</li> <li>• 15 warning notices, 2 fines, 206 Jobsite checks</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 will begin in July.</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 has been firewised before summer.</li> <li>• Open Space between Big Rock and Swiftwater will be firewised 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 Q3 payments and account set up for new owners.</li> </ul>