

The Tumble Creek Village Association
Board of Directors Regular Meeting
Monday, October 25, 2021 9:00 am
141 Firehouse Road – Conference Room
And Remote via Zoom

Call to Order

The meeting was called to order at 9:11 am.

Verification of Quorum and Meeting Attendance

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

Other attendees: Management: Michael Bennett – Director of Community Associations, Neal Tackett – Director of Operations, Brian Horstman – Director of Finance, Tony Craven – Natural Resources Manager, Kelly Town – Compliance Specialist, Jennifer Kramer - Director of Design Review & Compliance

Owners – Andrew Kline, Mike Butine, Jeff Mendenhall, “Geoffrey”

Approval of Minutes

The Minutes of the Regular Meeting of 07/26/2021 were approved.

The Minutes of the Executive session of 07/26/2021 were approved.

Treasurer’s Report

Brian Horstman presented the Treasurer’s Report covering the 2021 Q3 financials, 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, Jennifer Kramer, Kelly Town, 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 at this time. Finance Director Brian Horstman is scheduling the Cabins budget meeting through Brian Fredericks for November 1, 2 or 3, 2021.

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 snow removal contract renewal considerations prior to the new business action item below.

New Business

- 2) The Board tabled the 2022 TCVA Budget and Onsite Reserve Study approval pending final snow removal cost allocation changes and the TCVA Cabins components of the budget. The Board will meet via a special Open Board meeting on or before November 4, 2021 to approve the budget and distribute same to owners at least 30-days prior to the December 4, 2021 Annual Owners Meeting, where the budget is formally ratified
- 3) The Board approved the 2022-23 Cabins Snow Removal Agreement (Heritage Landscaping)
- 4) The Board approved the 2022-24 TCVA portion of the SCC / SROA /TCVA Snow Removal Services Agreement with Gibson and Son, pending possible amendment of Exhibit D (including final variable cost allocation percentages between SCC, SROA and TCVA).
- 5) The Board directed staff to include an agenda item and reserve study funding amount for purchase of a tracked John Deere tractor with snow blower attachment for the Board to consider approving for immediate purchase at the upcoming special Open Board meeting to approve the 2022 budget. Director Jared Jeffries will forward a cost estimate and specification sheet to staff for inclusion on the upcoming agenda.

Executive Session – None

The Board adjourned the Open session at 10:32 am.

The TCVA Annual Owners Meeting is scheduled for Saturday December 4, 2021 at 11:00 am in the Suncadia Lodge Ballroom.

The next Regular Meeting is January 31, 2022

Submitted:

By *A. J. Cattata* President
on behalf of *Randy Harris*

Secretary – Randy Harris

Approved by Board in Open
Date *Meeting on 2/7/2022*

TCVA Management Report October, 2021

Design Review, Jennifer K Projects	<ul style="list-style-type: none"> • 18- Pre-Design Meetings – Zoom Meetings • 26- Pre-Construction Meetings • 25- New designs submitted since last board meeting • 161-New construction starts so far for 2021 – Projected 210! (Includes Wine Makers Cabins & Trailhead II) • 37 of the new construction starts are in TC – All-time record breaker! • Weekly tours of the community • Ongoing owner/ builder/ architect communication • Misc. projects – Resolving compliance and construction issues • Owner’s landscaping proposals/ requests for site visits
Community Operations & Projects Grounds Maintenance, Lakes, Streams & Parks - Neal	<ul style="list-style-type: none"> • Sealcoat project completed in August with good results • Tumble Creek Drive crack sealed from entrance to top of hill. • Two street signs under repair (new posts) and should be installed in November. • Lake Ann compressor hoses developed leaks, repairs under way. • Quick Creek cul-de-sac landscaping just completed
Community Compliance and Standards - Kelly	<ul style="list-style-type: none"> • Completed over 60 plus Final Home Inspections and re-inspections • Continued monitoring of over 200+ Construction sites and tracked activity <p>Tumble Creek- 1 Prohibited Vehicle in Driveway 1 Tent set up on property</p> <ul style="list-style-type: none"> •
Forest Health & Firewise - Tony	<ul style="list-style-type: none"> • Tony and Lance are advising individual owners on Firewise issues on their properties. • Fire wising along the next section of Easton ridge is 30 acres have been completed. • Open Space between Big Rock and Swiftwater will be fire wised this season. • Swap over to Winter Trails signs will begin at the end of October.
Owner Communication - MB	Weekly update and website updates continue
Community Services Paul	Community Services patrol are assisting Compliance and DRC with reports of violations observed.
Financial- Brian	<ul style="list-style-type: none"> • Processing Q4 payments and account set up for new owners. Reserve studies completed and draft budgets presented to Budget Committees. Cabins 2022 budget draft to be presented by Brian.