

The Tumble Creek Village Association
Board of Directors Regular Meeting
Monday, February 7, 2022, 9:00 am
141 Firehouse Road – Conference Room
And Remote via Zoom

Call to Order

The meeting was called to order at 9:03 am.

Verification of Quorum and Meeting Attendance

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

Other attendees: Management: Michael Bennett – Director of Community Associations, Neal Tackett – Director of Operations, Michal Allaire– Interim Director of Finance, Tony Craven – Natural Resources Manager, Kelly Town – Compliance Specialist, Jennifer Kramer - Director of Design Review & Compliance, Emily McCann-Senior Auditor, Clifton Larsen Allen, CPA's

Owners – Vickeri Barton, Jeff Hansel, Randy Harris, Brian Ferrell, Brandon Heiser, David Swofford, Brian Frederick, McGinnis, Mike Butine, Jack Ryder, Guy Hudson, Bryce Morgan, Jason Scholl

Owner Comments – Owner / Builder Jeff Hansell asked the Board and Management to consider the following suggestions:

- Eliminate unsightly cul d sac irrigation temporary water lines by creating saw cut road crossings for the flow lines under the pavement, instead of the temporary flow line current routed across the roadway surface.
- Consider creating additional construction debris disposal locations at Tumble Creek and Nelson Preserve, similar to the current facility at 141 Firehouse Road.
- Board of Directors and Design Review Committee review and update of current DRC guidelines to allow for more “contemporary” designs, colors, and finishes.
- Update DRC / Compliance requirements for jobsite ‘porta potty’ and construction debris box locations and require screening.
- Revisit the current real estate signage prohibitions in the Governing Documents.

Approval of Minutes

The Minutes of the Regular Meeting of 10/25/2021 were approved.

The Minutes of the Annual Owners Meeting of 12/04/2021 were approved.

Treasurer’s Report

Gary Kittleson presented the Treasurer’s Report covering the 2021 Q4 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 currently.

Tumble Creek Owner Advisory Committee – The minutes of the January 20, 2022, 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 reviewed and discussed the ten volunteer owner candidates for the vacant owner board seat.
 - a. The Board selected owner Bruce Morrison for appointment using a random number generator corresponding to candidates 1 to 10. Owner David Murphy was selected as an alternate second choice if Mr. Morrison (not in attendance) was unable to accept the appointment. Mr. Morrison subsequently accepted and was appointed for a two-year term ending December 2023, as Secretary-Treasurer.
- 2) The Board reviewed the 2020 audit presentation from Emily McCann-Senior Auditor, Clifton Larsen Allen, CPA's.
- 3) The Board directed staff to explore lease options for the proposed snow removal tractor purchase (John Deere 4052R) as an alternative to the \$73K purchase price presented.

New Business

- 4) The Board reviewed and discussed the December 2021 and January 2022 snow removal cost over runs and discussed the use of a special assessment or mid-year budget adjustment to fund the cost variances due to the extreme weather events this season. The Board tabled a decision pending receipt of all snow removal invoices and a detailed accounting of the cost allocations between TCVA, SROA and SCC.
- 5) The Board approved the formation of an Ad-Hoc owner committee to examine and make recommendations to the Board concerning the following emergent issues:
 - a. Drive snow berm removal.
 - b. Snow Blower-Tractor lease.
 - c. Possible coordination of private driveway snow removal activities with Gibson & Son roadway snow removal workflows and tasks.
 - d. Staff will share the applicable snow removal contracts with the committee.
- 6) The Board approved the following Committee appointments:
 - a. Randy Harris
 - b. Jeff Hansell
 - c. David Murphy

Executive Session – None

The Board adjourned the Open session at 11:32 am.

The next Regular Meeting is April 25, 2022, at 9:00 am

Submitted:

Bruce Morrison
Bruce Morrison (Mar 18, 2022 12:33 PDT)

Mar 18, 2022

Secretary – Bruce Morrison

Date

TCVA Management Report – February 2022

<p>Design Review, Jennifer K Projects</p>	<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
<p>Community Operations & Projects</p> <p>Grounds Maintenance, Lakes, Streams & Parks - Neal</p>	<ul style="list-style-type: none"> • Loading and trucking of snow to widen roadways required about one week of work. Earlier efforts used snowblowers and loaders without the need to truck out snow. • Hydrants were dug out twice in some areas, just once in others. • Extra work done on Jenkins Drive to accommodate Waste Management trucks. • There was damage to several PSE vaults. • Expected impacts of heavy snow on other operations includes later than usual street sweeping and striping, and extensive sign repairs. • In the process of contacting owners on mailbox waitlist
<p>Community Compliance and Standards - Kelly</p>	<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"> •
<p>Forest Health & Firewise - Tony</p>	<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.
<p>Owner Communication - MB</p>	<p>Weekly update and website updates continue with the assistance of Kelsey Greene. New TOPS One advanced owner portal was rolled out on January 20, 2022, and over 150 owners have registered as of 01.28.22</p>
<p>Community Services Paul</p>	<p>Community Services patrol are assisting Compliance and DRC with reports of violations observed.</p>
<p>Financial- M Bennett, M Allaire</p>	<ul style="list-style-type: none"> • Processing Q1 payments and account set up for new owners.






TCVA.Minutes.02.07.22

Final Audit Report

2022-03-18

Created:	2022-03-16
By:	Michael Bennett (mbennett@suncadia.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgbSNEprv5ljXsNvpAi_LpRp7SHMxTx2T

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-  Document created by Michael Bennett (mbennett@suncadia.com)
2022-03-16 - 10:17:28 PM GMT- IP address: 199.231.241.163
-  Document emailed to Bruce Morrison (bmorrison360@gmail.com) for signature
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-  Email viewed by Bruce Morrison (bmorrison360@gmail.com)
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-  Document e-signed by Bruce Morrison (bmorrison360@gmail.com)
Signature Date: 2022-03-18 - 7:33:39 PM GMT - Time Source: server- IP address: 66.170.191.36
-  Agreement completed.
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