

The Tumble Creek Village Association
Board of Directors Regular Meeting
Monday, April 25, 2022, 9:00 am
141 Firehouse Road – Conference Room
And Remote via Zoom

Call to Order

The meeting was called to order at 9:02 am.

Verification of Quorum and Meeting Attendance

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

The Board ratified Developer appointment of the following Directors and Board Officer positions: Mark Thorne – President, Jared Jeffries - Vice President

Mark Thorne assumed Gary Kittleson’s Board seat and officer role as President.

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

Owners – Mike Butine (in person at 141 Firehouse Rd), Brian Frederick, Gail Dobberthien, David Murphy, Dave Anderson

Owner Comments – Owner Mike Butine commented on the following:

- Are owners notified of DRC variances being granted, like Planning Department variance notices to owners within 1,000 feet of a location being considered for a variance?
- Status of increasing the number DRC / Compliance staff
- Suggested adding DRC compliance / Tumble Creek “vision” reminders to Tuesday Topic email blast
- Opposed to access by vehicle to Riverside Park by non-Tumble Creek owners
- Requested a “no outlet” sign for Last Eagle Lane, to control vehicles driving by mistake into the dead-end road.

Approval of Minutes

The Minutes of the Regular Meeting of 02/07/2022 were approved.

Treasurer’s Report

Gary Kittleson presented the Treasurer’s Report covering the 2022 Q1 financials, which are filed with these minutes. Reserves have been funded. The A/R collections status and cash flow forecast were reviewed and Board approval for delinquent assessment collection activity will be discussed in Executive session following this meeting.

Management Report

Michael Bennett, 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, Director of Design Review submitted a report, which Michael Bennett summarized in Jennifer’s absence. 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 April 21, 2022, meeting was submitted, and a copy of the meeting notes will be filed with these minutes.

Tumble Creek Budget & Finance Committee - (See New Business below: 2) Dave Anderson noted we ended Q1 - \$245K over budget due to extra snow removal costs and the Committee will provide recommendations on how to address in the next month or two. The TC Reserves on the balance sheet currently stand at \$2M.

Tumble Creek Snow Removal Ad Hoc Committee - Dave Murphy would like to have a separate meeting with the Board to discuss ways to improve snow removal service while controlling costs. The Board agreed to having a meeting in the next couple of weeks.

Unfinished Business

- 1) The Board tabled discussions concerning the Ad Hoc snow removal committee until they have completed their review of the documents requested concerning snow removal contracts, vendors, and scopes of work.

New Business

- 2) The Board reviewed snow removal expense cost overruns due to weather emergencies and will take further action to revise Q3 and Q4 assessments to restore operating cash levels depleted due to the snow removal cost variances to budget. A working group and Board work session is requested ASAP involving the TCVA and SROA Finance Committees, SROA Board, TCVA Board and SCC Board.
- 3) The Board took under advisement the water rate increase analysis and conclusions submitted by Suncadia Owner Doug Ford.
- 4) The Board requested a revised cost estimate for the Tumble Creek Bridge railing estimate received from M2 Industrial to immediately address the broken wood posts and terminal repairs and blocks. The 37.5 feet of dented Type 1 guardrail will be replaced later. Board will review separately a \$7,800 vendor quote to repair TC Bridge guard rail (terminal ends) damaged over the winter.
- 5) The Board approved the repairs to the Weekley Park play structure (Reynolds Construction, LLC = \$1,541.16)
- 6) The Board will explore the suspension of certain Owner privileges in Common Areas to those that are 90 days delinquent to include access to and use of Common Areas and revocation of card reader access at the Tumble Creek main gate (they can still enter the property but will have to check in at the guard house).

Executive Session – None

The Board recessed the Open session into Executive session at 10:47 am.

The Board reconvened from Executive session at 11:00 am, ratified the action items from Executive session and adjourned the Open session at 11:01 am

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

Submitted:

Bruce Morrison
Bruce Morrison (May 2, 2022 16:09 PDT)

May 2, 2022

Secretary – Bruce Morrison

Date

April 2022 TCVA Management Report

Design Review, Jennifer K Projects	<ul style="list-style-type: none"> • 21- Pre-Design Meetings – Zoom Meetings • 24- Pre-Construction Meetings • 27- New designs submitted since last board meeting • 28-New construction starts so far 2022 most activity in Nelson Preserve and TC • Weekly tours of the community for building progress and construction compliance. • Ongoing owner/ builder/ architect communication • Misc. projects – Resolving compliance and construction issues • Owner’s landscaping proposals/ requests for site visits • Successful Builders Roundtable • The DRC team is collaborating with several owners on Homesite combinations
Community Operations & Projects Grounds Maintenance, Lakes, Streams & Parks - Neal	<ul style="list-style-type: none"> • New set of mailboxes put in service in March • Several street signs with rotten posts being repaired by vendor • Repairs to Weekley Park playhouse needed, proposal in progress • Street sweeping delayed due to continued ice and snow
Community Compliance and Standards - Kelly	<ul style="list-style-type: none"> • Continued monitoring of over 200+ Construction sites and tracked activity • Suncadia & Tumble Creek: 2/4-4/14 – total of 120 courtesy notices sent: 16 STR Parking, 5 STR noise disturbance, Prohibited vehicles in driveway, 2 STR Open Fire \$500 fines, 5 non-dark-sky compliant lighting, 1 in TC. 26 Holiday Lighting, 17 bb hoop in driveway (9 in TC) currently 3- \$25/weekly fines for bb hoops in driveway, 4-yard art, 24 Unscreened Hot Tub, 1 in TC. 1 Contractor parking blocking fire hydrant. • 10- Contractor job site clean-ups, 4 in TC.
Forest Health & Firewise - Tony	<ul style="list-style-type: none"> • Tony and Lance are advising individual owners on Firewise issues on their properties. • Open Space between Big Rock and Swiftwater is wrapping up. • Signage of Kittitas Conservation Trust adjacent to owners property will begin and continue through the summer • Cross country to regular trail conversion is completed. Log out and Brushing will commence once conditions are conducive. • Beginning planning and layout for thinning projects along or near Jenkins drive and along the Cle Elum River in Suncadia. • Lance is conducting a native plant sale. • The Forestry team is collaborating with partners to implement fuel treatments to the west of Suncadia.
Owner Communication - MB	<p>Weekly update and website updates continue with the assistance of Kelsey Greene. New TOPS One advanced owner portal was implemented on January 20, 2022, and over 350 owners have registered as of 04.01.22</p>
Community Services Paul	<p>Community Services patrol are assisting Compliance and DRC with reports of violations observed.</p>
Financial- M Bennett, G Kittleson	<ul style="list-style-type: none"> • Processing Q1 payments, collections notices and account set up for new owners.






TCVA.Minutes.04.25.22.R2

Final Audit Report

2022-05-02

Created:	2022-05-02
By:	Michael Bennett (mbennett@suncadia.com)
Status:	Signed
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-  Document created by Michael Bennett (mbennett@suncadia.com)
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-  Document e-signed by Bruce Morrison (bmorrison360@gmail.com)
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