

The Tumble Creek Village Association
Board of Directors Special Meeting
Wednesday, June 28, 2023, 10:00 am
141 Firehouse Road – Conference Room
And Remote via TEAMS
Minutes

Call to Order

The meeting was called to order by President Mark Thorne at 10:01am

Verification of Quorum and Meeting Attendance

A quorum was present with the following directors in attendance: Mark Thorne – President, Jared Jeffries - Vice-President, Not Present: Bruce Morrison – Secretary/Treasurer,

Other attendees: Management: Michael Bennett – Director of Community Associations, Gary Kittleson-VP, Finance Director

Owners – Brian Fredricks, Tim Berndt, Rick Wyatt

Owner’s Forum

Owners Rick Wyatt and Tim Berndt inquired if the Special Assessment could be applied on a percentage of time of ownership basis (prorated) or if those who did not yet own a Cabins property in winter 2021-22 could be exempt from the Special Assessment since they did not own during the extreme snow events in November-December 2021 and January-February 2022. Management explained that under the Governing Documents (TCVA CCRs):

Sections **11.3.3 Special Village Assessments** and,
11.12 Personal Obligations for Assessments

“...Assessments, charges and other costs shall also be the personal obligation of the Person who was the Owner of such Unit at the time when the Assessment or charge fell due.”

Approval of Minutes

N/A

Treasurer’s Report

N/A

Management Report

N/A

Committee Reports

N/A

Unfinished Business

A) None

New Business

A) The Board ratified the one-time Special Assessment recommended by the Cabins Neighborhood Advisory Committee to balance the current budget shortfall.

- a. The special assessment recommendation was approved by the TCVA Board in open session on April 23, 2023, for all Tumble Creek Village Cabins Neighborhood properties in the amount of \$565.00 per Cabins property which will be payable within the third quarter of 2023 (on or before September 30, 2023).

Executive Session – None

Adjournment at 10:29 am.

Submitted:

Mark Thorne
Mark Thorne (Jun 28, 2023 13:09 PDT)

President – Mark Thorne

Jun 28, 2023

Date

January 2023 Management Report

<p>Design Review, Jennifer K Projects</p>	<ul style="list-style-type: none"> • 15- New Preliminary Designs 11- Pre-Design meetings • 11- New construction starts • Weekly community tour to review construction, landscaping, and compliance. • Onsite meetings with owners • Ongoing owner/ builder/ architect communication • Misc. projects – Resolving compliance and construction issues.
<p>Design Review, Kelsey Greene</p>	<ul style="list-style-type: none"> • 28 - Color Board recent reviews of all materials selected during final design phase • 18 Onsite Mockups to finalize approval of materials during framing stage. • 62- Conducting final and final reinspection's of homes • Collaborating with owners on material changes (garage doors, siding material, stone, entry doors) due to supply chain issues and timelines • Onsite meetings with owners regarding landscaping and projects • Ongoing work with Cabins at the Farm. Looking at closing the last homes this winter. • Started working on 2023 builders meeting
<p>Community Operations & Projects</p> <p>Grounds Maintenance, Lakes, Streams & Parks - Neal</p>	<ul style="list-style-type: none"> • Catch Basin cleanouts done on TC Hill and drainage complex above TC pump station. • Damage to Caretaker Porte cochere from vehicle collision in November. Permanent repair is awaiting better weather conditions. • 3-Way Stop, and MPH signs installed on Tumble Creek Drive. Stop bars to be added when conditions permit. • Snowblowers having desired effect. D60 being alternated between Suncadia and Tumble Creek. D45 had some down time in December. • TC Bridge sign was damaged. Replacement sign under consideration.
<p>Community Compliance and Standards Kelly</p>	<p>TCVA Courtesy Notices Sent 10/20/2022 – 1/13/2023.</p> <p>1 Operating Prohibited Vehicle 1 Outside Storage – wood stacked alongside of home. 2 Trash Container visible – non collection day</p>
<p>Construction Compliance</p> <p>Dave Lewis</p>	<ul style="list-style-type: none"> • Meeting individually with builders to review our jobsite compliance expectations. • Enforcing job site cleanliness and Construction Guidelines • Ensuring that silt fencing is erected around all homes under construction. • Requiring builders to export excess dirt piles from their jobsites. • Checking that construction signs and emergency contact information is on each jobsite. • Verifying that fire safety equipment is onsite.
<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. • Signage of Kittitas Conservation Trust adjacent to owners property has been completed. . • Mastication and thinning beginning along or near Jenkins and Tumble Creek drive and along the Cle Elum River in Suncadia. 30-acre project adjacent to Dommerie Flat has been completed. • The Forestry team is collaborating with partners to implement fuel treatments to the west of Suncadia. • The Forestry Team will be helping to evaluate Community Wildfire Defense Grants for the Western states in addition to helping to develop spending priorities for 30 million dollars from House Bill 1168.
<p>Owner Communication - MB</p>	<ul style="list-style-type: none"> • Weekly update and website updates continue with the assistance of Kelsey Greene. New TOPS One advanced owner portal and ComWeb system was implemented on January 20, 2022, and over 500 owners have registered as of 12.31.22
<p>Community Services</p>	<p>Staffing;</p>

Derek – Paul, Allied Universal Services	<ul style="list-style-type: none"> • All incumbents have been through new hire orientation. External new hires will have new hire orientation completed by January 20th. Master schedule has been completely hired for with all shifts covered; Greeter, Caretaker, two patrols and floating supervisor. <p>Heliaus;</p> <ul style="list-style-type: none"> • Zone mapping has been completed, and all materials have been delivered. Challenges based on nature of location and size have been overcome. Suncadia is the largest outdoor Heliaus setup to date. <p>Vehicles;</p> <ul style="list-style-type: none"> • Vehicles will be delivered soon. New Vehicles will be wrapped in Allied livery prior to delivery. • 797 will remain on site, operated by Allied. <p>Training;</p> <ul style="list-style-type: none"> • All staff have WA state Unarmed Guard certification. More training to follow during next six months, including verbal de-escalation and First Aid/CPR/AED.
Financial B Horstman, A Johnson, M Bennett	<ul style="list-style-type: none"> • Processing Q4 payments • Preparing for 2021 Audit work with CLA

TCVA.Minutes.06.28.2023

Final Audit Report

2023-06-28

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