

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

Call to Order

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

Verification of Quorum and Meeting Attendance

A quorum was present with the following directors in attendance: Mark Thorne – President, Bruce Morrison – 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, Kelly Town – Compliance Specialist, Jennifer Kramer - Director of Design Review & Compliance

Owners – Mike Butine, Peter Wong, Kerri Caviezel

Owner Comments – Owner Peter Wong asked if owners who are delinquent in assessments can have their Tumble Creek Cub privileges suspended. Brian Horstman advised that the Club is a separate business entity over which the HOA has no compliance authority for HOA assessment collection. Michael Bennett advised that there is a related agenda item on this agenda under new business.

Approval of Minutes

The Minutes of the Regular Meeting of 04/25/2022 were approved.

Treasurer's Report

Brian Horstman presented the Treasurer's Report covering the 2022 Q2 financials, which are filed with these minutes. Reserves have been funded.

The A/R collections status and cash flow forecast were reviewed, and Board approved sending fourteen 14 seriously delinquent owner accounts to the collection law firm for filing of assessment liens if not paid within 30 days of legal notice from the law firm.

Management Report

Michael Bennett, Kelly Town, Neal Tackett, Jennifer Kramer, 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. 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 July 21, 2022, TAC meeting are pending and will be appended to these minutes when received.

Unfinished Business

- 1) The Board ratified the following previously approved project expenditures:
 - a. Tumble Creek Bridge railing estimate to repair 37.5 feet of Type 1 guardrail and TC Bridge guard rail terminal ends (M2 Industrial, Inc. \$7,800)
 - b. Tumble Creek Asphalt repair projects (Central Paving: \$14,839.97)
- 2) The Board reviewed the Ad Hoc snow removal owner committee considerations of driveway snow berm removal and coordination of private driveway snow removal activities with Gibson & Son roadway snow removal workflows and tasks.
 - a. The Board directed staff to shared snow removal equipment and work process information from Gibson & Son / Management with Committee member Dave Anderson for input before the 2023 operating budget work begins in September 2022.
 - b. Neal Tackett reported that the 2022-23 winter snow removal equipment list will include a large snow blower and several smaller snowblowers being used across Tumble Creek and Suncadia, instead of loaders and dump trucks hauling snow.

New Business

- 3) The Board approved the purchase of a Snow Blower-Tractor purchase from Pape Machinery in Ellensburg, WA (John Deere 4066R: \$91,885.00), pending review first of another competing quotation for a comparable Caterpillar tractor/snowblower from NC Machinery. If the competing quotation is found to be a better alternative, the Board will review and consider that option via an emergency email Board meeting, to insure delivery of a suitable tractor before the snow removal season begins in December 2022.
- 4) The Board approved retaining lake mapping, water testing and monitoring services for three (3) Tumble Creek lakes (Aquatechnex- \$3,350.00 + WST)
- 5) The Board discussed the possible suspension of certain Owner privileges in Common Areas for those accounts 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. The Board directed Management to refer fourteen (14) seriously delinquent accounts to attorney Bennett Taylor's firm for filing of assessment liens if the accounts are not paid within 30 days of delinquency and Intent to Lien notification by the law firm.
 - a. The Board requested the names and contact information for the 14 owners and will call them personally.
- 6) The Board approved participation with SROA and SCC in the Community Patrol and Security Services outsource Request for Proposal (RFP) process. RFP will be sent to qualified bidders for subsequent review of bids and consideration at the SROA/SCC October 28, 2022, Open Board meetings and the October 31, 2022, TCVA Board meeting. Director Jeffries and Morrison expressed concerns and the need for a TCVA evaluation of how to improve security services in TC alongside the SCC / SROA outsource bid considerations.

Executive Session – None

Adjournment at 10:25 am. The next Regular Meeting is October 31, 2022, at 9:00 am

Submitted:

Bruce Morrison
Bruce Morrison (Jul 26, 2022 14:40 PDT)

Secretary – Bruce Morrison

Jul 26, 2022

Date

JULY 2022 MANAGEMENT REPORT

Design Review, Jennifer K Projects	<ul style="list-style-type: none"> • 9- Pre-Design Meetings – Zoom Meetings • 31- Pre-Construction Meetings • 43- New designs submitted since last board meeting • 80-New construction starts so far 2022 most activity in Nelson Preserve and TC • Training with new Construction Compliance Inspector – Dave Lewis • Tours of the community for building progress • Ongoing owner/ builder/ architect communication
Community Operations & Projects Grounds Maintenance, Lakes, Streams & Parks - Neal	<ul style="list-style-type: none"> • Asphalt repairs made to TC Drive, Tired Creek and two pathway areas • Four rotten street signs rebuilt and reinstalled, plus several smaller road signs repaired • Guardrail on Bridge and Hill repaired • Road sweeping, centerline striping, and crosswalk repainting completed. • Repainting of pathway markings in progress, repainting of streetlights planned • Cattail removal from Cabins Lake completed • Lake Ann air compressors being repaired/rebuilt
Community Compliance and Standards – Previous 12 months - Kelly	<ul style="list-style-type: none"> • Contractor Hours of construction – several reminders • Contractor Open Burning Fires – 1 issue addressed in TC – fine assessed • Contractor job site Cleanliness – on-going daily • Unscreened Hot tubs – 2 issues addressed, more focus on unscreened hot tubs this summer • Exterior Lighting – non dark sky compliant – 1 issue addressed • Portable Sports Structures visible when not in use – 10 issues addressed • Operating Prohibited Vehicles within the community - 2 issues addressed • Holiday Lighting illuminated outside of allowed time – 3 issues addressed
Construction Compliance Dave Lewis	<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
Forest Health & Firewise - Tony	<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 continues to be installed and will continue through the summer . • Mastication and thinning beginning along or near Jenkins and Tumble Creek drive and along the Cle Elum River in Suncadia. • 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 and ComWeb system was implemented on January 20, 2022, and over 450 owners have registered as of 07.13.22</p>
Community Services Paul	<p>Community Services patrol are assisting Compliance and DRC with reports of violations observed.</p>
Financial B Horstman, M Bennett – G Kittleson	<ul style="list-style-type: none"> • Processing Q2 payments, collections notices and account set up for new owners.







TCVA.Minutes.07.25.22

Final Audit Report

2022-07-26

Created:	2022-07-26
By:	Michael Bennett (mbennett@suncadia.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAuexlidBGXEwUF8txRmlqoAr5bnvrpXwe

"TCVA.Minutes.07.25.22" History

-  Document created by Michael Bennett (mbennett@suncadia.com)
2022-07-26 - 7:45:28 PM GMT- IP address: 199.231.241.163
-  Document emailed to bmorrison360@gmail.com for signature
2022-07-26 - 7:45:59 PM GMT
-  Email viewed by bmorrison360@gmail.com
2022-07-26 - 9:40:29 PM GMT- IP address: 66.249.84.73
-  Signer bmorrison360@gmail.com entered name at signing as Bruce Morrison
2022-07-26 - 9:40:47 PM GMT- IP address: 66.170.191.36
-  Document e-signed by Bruce Morrison (bmorrison360@gmail.com)
Signature Date: 2022-07-26 - 9:40:48 PM GMT - Time Source: server- IP address: 66.170.191.36
-  Agreement completed.
2022-07-26 - 9:40:48 PM GMT