

Tumble Creek Village Association
Board of Directors Regular Meeting
July 29, 2019
141 Firehouse Road, Community Management Building

Call to Order

The meeting was called to order at 9:00 am.

Verification of Quorum and Meeting Attendance

A quorum was present with the following directors in attendance: Gary Kittleson - President; Jared Jeffries- Vice-president and Jeff Wolf - Secretary

Other attendees: Management: Michael Bennett – Director of Community Associations, Brian Horstman -Accounting; Neal Tackett – Operations Manager

Owners – Mike Butine, Kathleen Horner, Jay Mabry, Sigrid Esfeld

Owners' Forum - Jay Mabry commented upon TC transponder monitoring, guest pass monitoring and expiration of guest passes.

Approval of Minutes

The Minutes of the Regular Meeting 04/29/2019 were approved as distributed.

Treasurer's Report

Brian Horstman presented the Treasurer's Report covering the 2019 Q2 financials which will be filed with these minutes. Reserves have been funded.

Brian Horstman gave the collections report.

Independent Auditors Report

Audit Engagement

The Board reviewed and accepted the Annual Audit Engagement Report, completed by Clifton, Larsen & Allen. The final approved report will be posted to the Owner website.

Management Report

Michael Bennett and Neal Tackett gave 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

Tumble Creek Owner Advisory Committee – No report

Unfinished Business

Speeding Control

Neal gave a summary of the TENW Traffic Calming Study for Tumble Creek, which detailed five recommended traffic-calming improvements for board consideration.

The Board asked staff to initially upgrade the Tumble Creek speed limit signs to be compliant with the Manual on Uniform Traffic Control Devices (MUTCD) and that an additional speed limit sign be installed on Tumble Creek Drive to remind drivers of the speed limit.

The Board also asked staff to arrange a telephonic or online meeting / conference to discuss the recommended solutions after obtaining some initial cost estimates for the following:

- Speed Radar "Feedback" signs (with and without License Plate Readers)
- Media Island Installations
- Mini Roundabout
- Realigned Intersection(s)
- Speed Humps / Cushion

Audit Engagement

The Board reviewed and accepted the Annual Audit Engagement Report, completed by Clifton, Larsen & Allen.

New Business

Lake Ann aeration pump relocation

The Board approved the relocation of the Lake Ann aeration system pumps from their location in Open Space tract 21653, (currently 15 feet from the northwest corner of residential tract 21624) to a location on Golf Course land across Ruby King loop to the northeast (within tract G-3). Costs for the relocation will be shared equally between New Suncadia LLC / Developer and the owner of the affected tract 21624.

Staff will notify the owners of the two residential tracts adjacent to G-3 on the east side of Ruby King Loop of the proposed relocation.

Lake Ann asphalt path realignment – relocation

The Board approved the realignment of the asphalt path in tract 21657 (Tumble Creek Association) to cure an encroachment by the path upon the northeast corner of residential tract 21624. Cost for the asphalt path relocation will be paid by New Suncadia, LLC / Developer.

Tumble Creek Golf Cart Zone designation

The Board discussed possible Tumble Creek Golf Cart Zone designation (Street Use of Golf Carts) – No action at this time

Executive Session


The Board entered Executive Session at 11:16 am

The Board entered into regular session at 12:00 noon

The Board took no action in executive session following discussions

There being no new business, the meeting was adjourned at 12:01 pm. The next Regular Meeting is October 28, 2019

Submitted:



Date 10/28/2019