

Tumble Creek Village Association
Board of Directors Regular Meeting
October 26, 2020
141 Firehouse Road, Community Management Building
Remote meeting via Zoom due to COVID-19 restrictions

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; Randy Harris – Secretary, Jared Jeffries- Vice-President

Other attendees: Management: Michael Bennett – Director of Community Associations, Brian Horstman -Accounting, Jennifer Kramer - Director of Design Review, Neal Tackett – Director of Operations, Lisa Lutton – Compliance Specialist, Paul Kingham – Community Services Manager

Owners – Peter Wong, Dave Anderson (Budget Committee)

Owners' Forum

Owners Peter Wong commented on TC Cabins landscaping in the Common Areas and the additional \$3K in scope / services being recommended by five other Cabin owners.

Director / Owner Randy Harris inquired as to the history of the ban on ATV / Off Road vehicles in Suncadia and Tumble Creek and whether street legal / licensed vehicles could be driven by owners / guests on the Tumble Creek paved roads to access the dirt roads.

Michael Bennett reported that the TC Governing Documents (CC&R's Sections 7.6 - 7.7) prohibit such vehicle use as follows: *Except for golf carts, which are permitted on roads within Tumble Creek Village or to the extent specifically authorized in the Village Policies and Procedures, snowmobiles and other off-road vehicles may not be operated within Tumble Creek Village or the Residential Areas. The Village Policies and Procedures may restrict the amount of noise vehicles may generate.*

Use of ANY ATV, ORV, or other vehicle cited in CC&R Section 7.6 within the Suncadia / Tumble Creek Residential Areas are strictly prohibited (except to extent such official or law enforcement use may be provided for under RCW 46.09.455(3)). This includes any such vehicles with an on-road tab, off road tab or license.

Violators may be subject to citation and possible arrest by Department of Fish and Game Law Enforcement, a Restraining Order and an HOA Fine (see current Schedule of Fines in Suncadia Resolution 111c and Tumble Creek Resolution 215 b).

Approval of Minutes

The Minutes of the regular meeting of the Board of Directors on 07/27/2020 were approved.

The Minutes of the Special Executive session meeting of the Board of Directors on 09/25/2020 were approved.

Treasurer's Report

Brian Horstman presented the Treasurer's Report covering the 2020 Q3 financials, which are filed with these minutes. Reserves have been funded.

Brian Horstman gave the collections report.

Management Report

Michael Bennett, Neal Tackett, Tony Craven and Jennifer Kramer 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

Tumble Creek Owner Advisory Committee – The minutes of the October 15, 2020 meeting were submitted and included in the Board packet. A copy of the minutes will be filed with these minutes. The next TAC Meeting is scheduled for January 21, 2021 at 4:30 pm

Unfinished Business

- 1) The Board reviewed and accepted the findings from the Annual Audit Engagement Report from CPA firm Clifton, Larsen & Allen.
- 2) The Board approved the updated TCVA Collection Policy (Resolution 204 d) with an effective date of November 1, 2020. Review of delinquent owner assessment accounts will be reviewed, discussed and acted upon in Executive session.

New Business

- 3) The Board reviewed and approved the 2021 TCVA operating budget and reserve study member contribution levels with minor changes including an additional \$3,000 for TC Cabins Common Area landscaping service upgrades and an additional \$10,000 in line item “Contingency” for TCVA.

The Board and management will present the TCVA budgets to owners again, prior to ratification at the December 5, 2020 annual meeting.

Comparison with current FY 2020 assessment levels are shown below.

	<u>2020</u>	<u>2021</u>
<i>a. Tumble Creek Village Association quarterly assessment</i>	<i>\$725</i>	<i>\$725</i>
<i>b. Tumble Creek Cabins (improved lot) monthly assessment</i>	<i>\$205</i>	<i>\$210</i>

- 4) The Board tabled the Kittitas Conservation Trust request to allocate TCVA timber trespass settlement monies toward funding for the Salmon Recovery Funding Board Project # 20-1203 - (Mitchell Long – KCT Executive Director), pending research and review of possible additional funding sources for the requested matching funds of \$51,641.

Management provided KCT with Suncadia Fund for Community Enhancement (SFCE) grant application forms as an alternate / supplemental funding source.

Management will schedule a follow up discussion for the Board and KCT in the first week of November, 2020 after determination of how much TCVA can provide for projects outside of Tumble Creek / Suncadia.

The Board discussed Director Harris’ request to create and distribute an owner survey to all TC residents to find out what we can improve upon and what we are doing well. Michael Bennett will provide Director Harris with several sample HOA owner satisfaction surveys for his review and use in formulating survey topics and questions.

Executive Session

The Board adjourned to Executive session at 11:21 am

Returning from Executive session at 11:41 am the Board ratified the actions taken in Executive session and there being no new business, the meeting was adjourned at 11:42 am.

The annual Owners meeting is Saturday December 5, 2020 and the next Regular Meeting is January 25, 2021

Submitted:

Randy Harris
Randy Harris (Oct 27, 2020 15:33 PDT)

Oct 27, 2020

Secretary – Randy Harris

Date






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Final Audit Report

2020-10-27

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