

Tumble Creek Village Association
Board of Directors Regular Meeting
October 28, 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, Jennifer Kramer - Director of Design Review, Lisa Lutton – Compliance Specialist

Owners – Jay Mabry, Sue Calkins, Jaime DeVore

Owners' Forum

- Owner asked if the DRC or Developer would consider changing siding material standards to allow cementitious plank siding (such as Hardi-Plank) for residential construction. DRC and developer have consistently not allowed Hardi-Plank type siding due to aesthetic and appearance concerns, inconsistent with Suncadia Design Guidelines.
- Owner asked to be notified if packages for owners from Amazon or other mail order vendors are left at the Caretakers Cabin. Staff will also hold occasional holiday packages for owners at the Associations Office on Firehouse Road.

Approval of Minutes

The Minutes of the Regular Meeting 07/29/2019 were approved as distributed.

Treasurer's Report

Brian Horstman presented the Treasurer's Report covering the 2019 Q3 financials which will be filed with these minutes. Reserves have been funded.

Brian Horstman gave the collections report.

Director Wolf asked for a summary of the disposition and accounting of Timber Trespass fines recently levied and suggested a contingency fund from those fines be accrued for possible future legal fees incurred in enforcing and possibly litigating future cases of Timber Trespass. Director Wolf and staff will collaborate on wording for a Board Resolution to that effect.

Management Report

Michael Bennett, Jennifer Kramer 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 – Sue Calkins summarized the most recent TAC meeting reports, including comments on the wildlife corridor signage, concerns about firewising along Tumble Creek Drive and firewising plans and enforcement for vacant, residential lots. A copy of the report will be filed with these minutes.

Unfinished Business

Speeding Control

Discussion was held concerning of Traffic Calming measures implemented to date, which included MUTCD compliant (larger size) speed limit signs to replace several existing signs.

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

New Business

Discussion / Approval of speed limit change to 35 mph on Tumble Creek Drive.

The Board approved the increase in speed limit from 25 mph to 35 mph between Caretaker's Cabin and Cle Elum River Bridge, with the following provisions:

- *The Board directed staff to obtain firm cost estimate for one portable (trailer mounted) Speed Radar "Feedback" sign with camera and License Plate Reader capability, to determine the effectiveness and feasibility of such an enforcement system.*
- *The Board also asked staff for written enforcement procedures and discipline / fines schedules for violations prior to the December 7, 2019 Annual Meeting.*
- *The Board requested a review of the outgoing speed reduction signs*

Discussion / Approval of 2020 Operational and Capital / Reserve Budgets for TCVA / Cabins

The Board approved the 2020 budgets as submitted by the Budget Committee and staff, with no assessment increase for Tumble Creek and a 4.5% increase for Tumble Creek Cabins.

Note: Brian Horstman and Michael Bennett met with Tumble Creek Cabins owners on Saturday October 26, 2019 and discussed the Cabins budget in detail with the owners in attendance.

Discussion / Approval of 2020-2021 Snow Removal Contract (ZBK Contracting Company, LLC)

The Board rescinded / terminated the current snow removal contract and approved the proposed snow removal contract with ZBK, noting the 10% increase was the first increase proposed by ZBK in the last three budget years.

Discussion / Approval of 2020-2021 Snow Removal Contract (ZBK Contracting Company, LLC)

The Board approved the proposed snow removal contract with ZBK for the Tumble Creek Cabins.

Executive Session

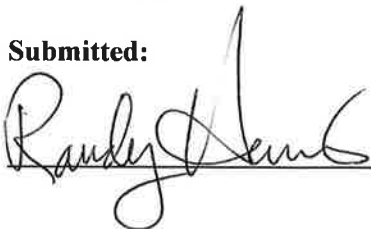
The Board entered Executive Session at 12:10 pm

The Board entered into regular session at 12:30 pm

The Board took no action in executive session following discussions

There being no new business, the meeting was adjourned at 12:31 pm. The Annual meeting is on December 7, 2019 and the next Regular Meeting is October 28, 2019

Submitted:



Date

