

The Tumble Creek Village Association
Board of Directors Regular Meeting
Monday, October 31, 2022, 9:00 am
141 Firehouse Road – Conference Room
And Remote via Zoom

Call to Order

The meeting was called to order at

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, Lonny Butler – Community Manager,

Owners –

Owner’s Forum- The board asked to have any owners’ comments/questions put in the chat.

Approval of Minutes

The Minutes of the Regular Meeting of 07/25/2022 were approved unanimously.

Treasurer’s Report

Brian Horstman presented the Treasurer’s Report covering the 2022 Q3 financials, which are filed with these minutes.

Brian Horstman presented the A/R Collections Status report. The board would like any owner over 90+ days late be moved to notice of intent to collect.

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 – Bruce Morrison-Secretary presented Advisory Committee report.

Unfinished Business

No Unfinished business at this time.

New Business

- A) The Board discussed and approved Allied Universal as the Community Patrol and Security Services outsource bid.
- B) The Board discussed and approved to adopt the 2023 SROA operating budget, assessment levels, and reserve study updates.
- C) The Board chose not to take action on the Tumble Creek Bridge load engineering/weight limit and signage change project.
- D) The Board discussed and approved the John Deere 944 tractor Use Agreement/ Leaseback Agreement between TCVA and Tumble Creek Club.
- E) The Board tabled the Weekly Park Maintenance and Joint Use Agreement between TCVA and Tumble Creek Golf, LLC (Club).
- F) The board chose to not take action on the Traffic Radar Sign trailer proposal (Traffic Safety Corp. \$19,747).

Executive Session – None

Adjournment at 10:44 am.

Submitted:

Bruce Morrison
 Bruce Morrison (Jan 18, 2023 18:53 PST)
 Secretary – Bruce Morrison

Jan 18, 2023
 Date

JULY 2022 MANAGEMENT REPORT

<p>Design Review, Jennifer K Projects</p>	<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
<p>Community Operations & Projects Grounds Maintenance, Lakes, Streams & Parks - Neal</p>	<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
<p>Community Compliance and Standards – Previous 12 months - Kelly</p>	<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
<p>Construction Compliance 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

	<ul style="list-style-type: none"> • 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	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
Community Services Paul	Community Services patrol are assisting Compliance and DRC with reports of violations observed.
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.10.31.22

Final Audit Report

2023-01-19

Created:	2023-01-16
By:	Michael Bennett (mbennett@suncadia.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQnE5UqGMKzEg-3CA9ny8Y7VwM-uGR2Sz

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-  Document created by Michael Bennett (mbennett@suncadia.com)
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2023-01-17 - 1:58:12 AM GMT- IP address: 66.170.191.36
-  Signer bmorrison360@gmail.com entered name at signing as Bruce Morrison
2023-01-19 - 2:53:05 AM GMT- IP address: 66.170.191.36
-  Document e-signed by Bruce Morrison (bmorrison360@gmail.com)
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