

**Suncadia Community Council
Board of Directors Regular Meeting
April 29th, 2024 – 9:00 am
Suncadia Real Estate and Remote via Teams**

Minutes

Call to Order: The meeting was called to order at 9:00 a.m. by President Noni Hughes

Verification of Quorum and Meeting Attendance:

A quorum was present with the following directors in attendance: Noni Hughes- President, Gary Kittleston-Secretary/Treasurer, Tucker Stevens-Vice President

Other attendees: Management: Edward Simpkins – Director of Community Associations, Jennifer Kramer – Deputy Director of Community Associations, Megan Hiddleston – Senior Accountant, Derek Coffinger- Allied Universal, Katie Daniels -Administrative Assistant, Annalisa Johnson- CFO

Owners present: Jamie Fate, Gordon.

Approval of Minutes: The minutes of the regular meeting on 1/26/24 were unanimously approved.

Treasurer’s Report: Annalisa Johnson presented the Q1 2024 Treasurers Report.

1. Annalisa updated the Board on the Audit and Tax.
 - a. 2021 Audit has been resumed.
 - b. Clifton Larson Allen (CLA) 2022 Audit and Tax proposal: \$22,700.
 - c. Clifton Larson Allen (CLA) 2023 Audit and Tax proposal: \$26,000.
 - d. Annalisa Johnson committed to negotiating the 2022 & 2023 quotes with CLA.

Management Report: Edward Simpkins presented the Management Report.

Edward Simpkins introduced new Suncadia Management Owner Relations Manager, Brandi Darnall.

Unfinished Business:

1. The Board requested management obtain multiple snow removal quotes.
 - a. Snow removal quotes will be presented to the Board before contracts are signed.
2. The Board discussed an elevated landscaping approach to some key areas to include flowers.
 - a. The SCC Board discussed walking areas with Management and Mark Rhoton.
3. The Board directed management to investigate and remove dead trees around the corner of Swiftwater Drive and Suncadia Trail. The Board requests a Forester to investigate the cause.
4. The Board discussed the roundabout (exiting Suncadia from the Lodge) by Swiftwater and requests the section of road be repaired.
5. The Board requests a monthly summary report from Allied Universal.
6. The Board discussed the charter for the OEC.
 - a. The OEC supports the SROA (not the SCC).
 - b. Speeding & Safety (roadways) fall under the SCC association.
 - c. The SROA Board would need to seek approval from the SCC to work on Safety & Speeding.

- d. The SCC Board would need to determine the OEC scope on Speeding & Safety.
7. The Board supports the OEC to take on the project of speeding and safety with request of proposed actions and solutions be approved.
8. The SROA and OEC should be making the recommendation to the SCC with an itemized list.
 - a. The Board agrees Mark Rhoton will execute approved purchases on behalf of the SCC.
9. The Board discussed the small scope of the Hughes Reserves and Asset Management Reserve Study Proposal.
 - a. The Board requests Mark Rhoton to determine the timing and items in the reserve study are all appropriate.
 - b. Edward and Mark will work closely with the reserve study specialist on-site.
 - c. The Board would like to consider additional scope in the future.

New Business:

1. The Board Approved the \$22,700 Clifton Larson Allen 2022 Audit and Tax proposal.
2. The Board Approved the \$26,000 Clifton Larson Allen 2023 Audit and Tax proposal.
3. The Board ratified the email vote for the replacement reserve purchase of an ATV for Forestry Management.
4. The Board ratified the email vote for the replacement reserve purchase of a truck for Community Compliance.
5. The Board Approved the Hughes Reserves & Assets Management Reserve Study Proposal for SCC.

Owner Comments

1. *Will the ATV Forestry Management purchase be licensed to operate on our streets like a vehicle or only off-road?* Edward Simpkins: Only off-road.

Noni Hughes adjourned the meeting at 9:55 a.m.

Attest:

Gary Kittleson
Gary Kittleson (Jul 8, 2024 16:07 PDT)
Gary Kittleson – Secretary / Treasurer

07/08/2024
Date






SCC Board Meeting Minutes 4.29.24

Final Audit Report

2024-07-08

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