

Suncadia Community Council
Board of Directors Regular Meeting
July 22, 2022 – 9:00 am
Via Remote Zoom Meeting

Minutes

Call to Order

The meeting was called to order at 9:01 am by President Mark Thorne

Verification of Quorum and Meeting Attendance

A quorum was present with the following directors in attendance: Mark Thorne-President, Gary Kittleson-Secretary/Treasurer, and Noni Hughes-Vice President

Other attendees: Management: Michael Bennett-Community Association Director, Brian Horstman-Director of Finance, Neal Tackett-HOA Director of Operations, Paul Kingham-Community Services Manager, Tony Craven-Natural Resources Manager, Lonny Butler-Community Manager, Jamey Mays – Executive Assistant

Owners present via Zoom: Fred Mattison, Jim Shepard, Steve Dowd, Gordon Miller, Dianne McGhee

Approval of Minutes

The minutes of the regular meeting on April 22, 2022, were reviewed and approved.

Treasurer's Report

Brian Horstman presented the Treasurer's Report covering Q2 financials. Neal Tackett discussed maintenance expense budget overruns and proposed an additional accounting line item for tree removal. Noni Hughes proposed a Board tour of property to identify areas of improvement in landscaping (visual enhancement).

Management Report

Michael Bennett, Neal Tackett, Paul Kingham, and Tony Craven presented the management report, which is filed with these minutes.

Unfinished Business

- a) The board ratified the previously approved Firehouse Road utility vault repair asphalt patch (Central Paving - \$10,593.80)
- b) The board ratified the Suncadia Trail entry monument sign cleaning and Speidel Art/sculptures maintenance cleaning and restoration work completed on June 23, 2022 (Alloy Art Services, LLC - \$4,437.66)
- c) The Board ratified the previously approved SCC roadway sign panel inventory replenishment (\$8,800.00 Reserve expenditure)
- d) The board ratified the previously approved Suncadia Trail Asphalt Rehabilitation project (Central Paving - \$16,647.40) Reserve Fund Budget = \$25,000)

New Business

The Board gave approval to distribute the Community Patrol and Security Services outsource Request for Proposal (RFP) documents to qualified bidders for subsequent Board review and consideration at the SROA/SCC October 28, 2022, Open Board meetings.

Owner Comments

Bill Chattin asked if current patrol employees will be retained as part of the RFP. Michael Bennett confirmed that the winning bidder will be required to retain all qualified incumbent team members who wish to join the new employer.

Fred Mattison mentioned a question about camera equipment for patrol.

Mark Thorne adjourned the meeting at 10:09 am.

The next regular meeting is scheduled for 9:00 am on October 28, 2022.

Attest:



Gary Kittleson – Secretary / Treasurer

Approved in open
Date meeting on 10/28/22