

***Minutes of the Suncadia Community Council
Board of Directors Regular Meeting
November 1, 2019
141 Firehouse Road, Community Management Conference Room***

Call to Order

The meeting was called to order at 9:02 am.

Verification of Quorum and Meeting Attendance

A quorum was present with the following directors in attendance: Gary Kittleson – President, Marne Schwartz - Secretary/Treasurer, Vacant – Vice President

Other attendees: Management: Michael Bennett - Community Association Director, Brian Horstman – Association Director of Finance.

Election of Officers

Tabled until Declarant appoints the replacement Director.

Owners present: Fred Mattison, Jay Mabry, Kay Mabry, Gordon Miller, Kurt Fresh, and Dorine Borracchini.

Approval of Minutes

The Minutes of the Regular Meeting of 7/26/2019 were approved as distributed.

Treasurer's Report

Brian Horstman presented the Treasurer's Report covering the 3Q financials, which are filed with these minutes. The reserves are fully funded. Due to the TOPS One accounting system conversion in September, the Income Statement presented shows Year to Date and Month to Date numbers instead of Q3 at Month to date.

Management Report

Michael Bennett submitted the Management Report. A copy will be filed with these minutes.

Unfinished Business

Traffic Calming Survey Proposal

The Board reviewed and approved the Traffic Calming Survey proposal provided by Traffic Engineering Northwest (TENW) for Coalmine Way for a lump sum of \$4,800, cost to be allocated between SCC and SROA, based upon Coalmine Way Road Miles under each area of responsibility.

The Board further agreed to review and possibly approve (in a separate email approval) a further itemized proposal for Suncadia Trail and Swiftwater Drive, which will probably be affected by the Traffic Calming measures later approved and implemented on Coalmine Way.

Speed Limit Changes: Suncadia Trail

Management discussed and described the previously approved speed limit change locations and signage for selected areas of Suncadia Trail.

New Business

Approval of 2020 Operational Budget

The Board discussed and then approved the 2020 Operational Budget pending final ratification at December 7, 2019 Annual Meeting.

Snow Removal Contract Amendment and Approval

The Board approved the termination of current Snow Removal Contract (ZBK Contracting Co. LLC) which allows the proposed new agreement to be approved (below).

The Board approved Approval of 2020-2021 Snow Removal Contract (ZBK Contracting Co. LLC)

Forestry Vehicle Replacement

The Board approved replacement of one of the Forestry Department vehicles (Per Reserve Study) with a lightly used 2010 Ford Explorer Sport Trax XLT at a cost of \$19,795 plus shipping.

The meeting was adjourned at 10:20 am. The Annual Meeting of the Owners is on December 7, 2019 at the Lodge. The next Regular Meeting is January 24, 2020

Submitted:



Marne Schwartz - *GARY A KITTESON*
Secretary

1/24/2020
Date

Pro Tem

<p>Design Review & Jennifer K Projects</p>	<ul style="list-style-type: none"> • Welcome Megan Kilcup, new DRC Assistant! • Pre Design Meetings • New construction starts so far this year • Weekly property tours • Cascades Reach 6 plex & 8 Plex underway • Ongoing communication with owners, architects builders and their design teams • Ongoing design/construction inspections
<p>Community Operations & Projects</p> <p>Grounds Maintenance & Parks</p> <p>Neal</p>	<p>SCC:</p> <ul style="list-style-type: none"> • Sealcoating of Coal Mine Way and Firehouse Road completed • Sealcoating of paved pathways begun, but will do less than planned • Park and playground refurbishment completed • Upgrades to Suncadia Trail directional signage are 90% complete • Legacy sculptures and entrance monument professionally cleaned • Speed data collected and results posted • New mailbox CBU's installed at Suncadia and TC <p>SROA:</p> <ul style="list-style-type: none"> • June residential sealcoating project completed • Talisman carports made available for owner use • Change of landscape vendor for Miners Camp having desired results • Speed data collected and results posted
<p>Community Compliance and Standards -</p>	<ul style="list-style-type: none"> • Completed 12 Final Inspections and 9 Re-Inspections • Continued Monitoring of over 100+ Construction Sites, increased inspections and compliance on fire safety, job site cleanliness and silt fencing requirements with contractors • Ordering construction signs, address plaques and address posts • Completed golf course tours of all homes on both Prospector's and Rope Rider. Second tour of Prospector's golf course is scheduled for July 23. • Worked with homeowners on variety of compliance items • Inspected the majority of homes in Suncadia, River Ridge, and Nelson Preserve. Compliance tracking as of July 2019: <ul style="list-style-type: none"> - 137 unscreened air conditioning units, 80 letters sent - 30 unscreened hot tubs, 18 letters sent - 20 variety of other compliance issues, 11 letters sent -
<p>Forest Health and Firewise Tony</p>	<ul style="list-style-type: none"> • Tony advising individual owners on Firewise issues on their properties. • Forestry work completed for River Ridge II and Tumble Creek new Divisions • Tickets have been issued by WDFW officers • Monthly Forest Fun Fact Continues • Western Pine beetle surveys will be conducted.

Owner Communications	• Weekly update and Tuesday Topics continue. Website redesign and update pending TOPS One conversion and Front Steps website integration.
Financial Brian	• Upgrading the Accounting software (Tops) to a new cloud based system. Target 8/1/19.