

***The Suncadia Residential Owners Association***  
**Board of Directors Regular Meeting**  
**April 29<sup>th</sup>, 2024 – 11:00 am**  
**770 Suncadia Trail – and Remote via Teams**

**MINUTES**

- 1) **Meeting Call to Order** at 11:00 by President Noni Hughes
  1. Verification of Quorum: A quorum was present: Noni Hughes – President, Mark Thorne – Vice President, Bruce Chattin – Secretary
  2. Others in attendance: Management: Edward Simpkins – Director of Community Associations, Jennifer Kramer – Deputy Director of Community Associations, Mark Rhoton – Director of Operations, Kelsey Greene – Director of Design Review and Residential Construction, Graysen Cook – DRC Assistant, Katie Daniels – Administrative Assistant, Kelly Town – Compliance Specialist, Derek Coffinger – Director of Allied Security Services, Annalisa Johnson – CFO, Vanessa Reust – Senior Accounting Manager, Megan Huddleston – Senior Accountant
  3. Owners in attendance: Travis Fulton (OEC), Bill Campbell (OEC), Jim Becker, Doug Beck, Jamie Fate, Klorida Mirage, Vijay Souri, Lindsay Sovde, Ron Roseman, Fred C.
  4. Bruce Chattin provided an update on the CWU Program.
- 2) The Board approved the Minutes of the following as submitted.
  1. Regular open board meeting January 26, 2024
  2. Executive session meeting January 26, 2024
- 3) **Treasurers Report** –
  1. Annalisa Johnson presented the Q1 2024 Financial Reports
  2. Vanessa Reust presented the Collection Status Report.
- 4) **Management Report** –
  1. Edward Simpkins presented the Management Report.
- 5) **Committee Reports** –
  1. Design Review Committee Report was presented by Jennifer Kramer.
  2. Owner Engagement Committee
    - i. Travis Fulton and Bill Campbell provided an OEC update.
    - ii. Seven (7) separate sub-committees were presented.

6) **Unfinished Business** –

1. The Board suggests meeting with the OEC to discuss parking.
2. The Board approved the Clifton Larson Allen Audit as requested.
  - i. 2022 Audit - \$25,000
  - ii. 2023 Audit - \$29,500

7) **New Business** –

1. The Board Ratified the Fortune Creek request (approved via email).
2. The Board Ratified the Suncadia Trail request (approved via email).
3. The Board Ratified the TSH Quick Creek request (approved via email).
4. The Board Ratified the TSH Kokanee Loop request (approved via email).
5. The Board Approved the Hughes Reserves & Asset Management Reserve Study Proposal for Suncadia Residential Owners Association.
6. The Board Approved the Hughes Reserves & Asset Management Reserve Study Proposal for Talisman Association.
7. The Board Adopted the Resolution 107D Owner Voting Policy to correct a Scrivener's Error.

8) **Owner's Forum** (3-minute limit)

1. Jim Becker updated the Board on SFCE Grants given and requests the weekly newsletter share the SFCE Grant information with owners.
  - i. *The Board agreed to publish an SFCE article in the SunTimes.*
2. Doug Beck requested an update on Firewise and homeowners struggling to obtain Homeowners Insurance due to potential wildfires. *Mark Thorne: American Forestry Management (national organization) outsources forestry management and Firewise. Suncadia has met with AFM and they are assembling a proposal. In addition, we are outsourcing individuals and writing a prescriptive multi-year plan. Owners will be provided a document to share with insurance companies. Suncadia Community Associations [suncadiacommunityassociations.org](http://suncadiacommunityassociations.org) has additional documents to provide.*

9) **Executive Session** –

1. The Open meeting recessed into Executive session at 12:25 pm. The Board reconvened from Executive session at 1:25 pm.

10) **Adjournment** –

The Open meeting was adjourned at 1:26 pm.

Bruce Chattin  
Bruce Chattin (Jul 15, 2024 21:38 PDT)  
Bruce Chattin – Secretary

07/15/2024  
Date


# SROA Minutes 4.29.24

Final Audit Report

2024-07-16

|                 |   |
|-----------------|---|
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