

**The Tumble Creek Village Association
Board of Directors Regular Meeting
Monday, April 22nd, 2024, 9:00 am
141 Firehouse Road – Conference Room
And Remote via Teams
Minutes**

Call to Order

The meeting was called to order at 9:00 am

Verification of Quorum and Meeting Attendance

A quorum was present with the following directors in attendance: Mark Thorne – President, Bruce Morrison – Secretary/Treasurer, Ryan Hanks - Vice-President, Tucker Stevens, Mark Chitwood

Other attendees: Management: Edward Simpkins – Director of Community Associations, Jennifer Kramer – Deputy Director of Community Associations, Mark Rhoton – Director of Operations, Katie Daniels – Administrative Assistant, Kelly Town – Compliance Specialist, Kelsey Greene – Director of Design Review and Residential Construction, Gary Kittleson – VP, Finance Director, Annalisa Johnson – CFO, Vanessa Reust – Senior Accounting Manager, Derek Coffinger – Allied Universal

Owners –Suzanne Cragin, Mike Butine, Jeff Mendenhall, Mike Zahajko

Owner’s Forum

No questions were submitted at this time.

Approval of Minutes

The Minutes of the Regular Meeting of 1/22/2024 were approved.

Treasurer’s Report

1. Gary Kittleson presented the Treasurer’s Report covering the 2021 Q1 financials.
2. Vanessa Reust presented the A/R Collections status report.

Management Report

Edward Simpkins presented the Management Report. A copy will be filed with these minutes.

1. Brandi Darnall was introduced as the new Owner Relations Manager.
2. The Tumble Creek Owners Meeting will be June 1st at 3:00pm located at The Great House.

Committee Reports

Design Review Committee – Jennifer Kramer presented the report.

1. The Domerie Park waste bins at construction sites are being enforced and monitored.

Cabins Neighborhood Committee- No update.

Tumble Creek Owner Advisory Committee – Suzanne Cragin presented the committee report.

1. The TAC discussed improving communication to Tumble Creek Owners regarding the upcoming Owners Meeting on June 1st at 3:00 pm.
2. Mark Thorne presented an update on the historical billing and owners will be updated.
3. The TAC discussed advertising homes for sale and communications across from the Tumble Creek entrance and removing sandwich boards. Directional signs are prohibited.
4. The TAC will meet with Tucker Stevens to discuss additional walking paths.
5. The TAC discussed contractor trash collection where contractors could be charged an initial non-refundable trash collection fee to pay Heritage Landscaping.
6. Management will release results from the survey in a summarized version to the owners.

Unfinished Business

1. The Board is in favor of requesting multiple quotes for the 2023 audit. Vanessa Reust suggests the Board agree to a multi-year partnership with the selected auditing firm.
2. The Board discussed a bi-weekly Heritage Landscaping contract for littering and debris.
 - a. Areas: Tumble Creek Drive, Jenkins Drive, Ruby King loop to Southern Star and Domerie.
 - b. The Board discussed the Compliance Deposit to include a non-refundable fee.
3. The Board discussed a permanent free-standing sign at the entrance of Tumble Creek across Bullfrog Road and removing sandwich board announcements at the entrance.
4. The Board discussed the capital project mail area. The owner access lane needs to be extended when the mailbox area is paved.
5. The Board discussed a transponder audit for access to Tumble Creek.
6. The Board discussed forming a committee with SROA regarding snow removal services.
 - a. The Board discussed SROA and TCVA owing snow removal equipment and leasing.
 - b. The Board suggests the OEC study with the TAC.
7. The Board discussed access on Hard Scrabble. Jennifer Kramer updated the Board with recommendations. Bard has been placed to help mitigate dust.
 - a. Discussion of placing two signs on both ends of the cul-de-sac. Verbiage to be confirmed.
 - b. Discussion of other areas to keep golf carts off roads. The Board will provide mapped areas.

New Business

1. The Board ratified the TSH Quick Creek Request to waive fees for balance payment made.
2. The Board approved the \$1,500 Hughes Reserves & Asset Management Reserve Study for Tumble Creek Village Association.
3. The Board approved the \$1,000 Hughes Reserves & Asset Management Reserve Study for Tumble Creek Cabins.
4. The Board approved the \$767 Heritage Landscape Bid Proposal for Weekly Park.
5. The board approved the \$3,769 Heritage Landscape Bid Proposal for Domerie Park.

Developer Update – Mark Thorne updated the board on the 35-acre parcel off Jenkins Drive. The discussion has been paused and Mark plans to follow-up with the owner,

Executive Session – None

Adjournment at 10:34 am.

Submitted: Bruce Morrison
Bruce Morrison (Jul 9, 2024 11:10 PDT)

Secretary – **Bruce Morrison**

07/09/2024

Date






TCVA Minutes 4.22.24

Final Audit Report

2024-07-09

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