

**Suncadia Community Council
Board of Directors Regular Meeting
July 29th, 2024 – 3:00 pm
Suncadia Real Estate and Remote via Teams**

Minutes

Call to Order: The meeting was called to order at 3:01 pm 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, Brandi Darnall – Owner Relations Manager, Annalisa Johnson- CFO, Vanessa Reust – Senior Accounting Manager, Kelsey Greene-Snyder – Director of Design Review

Owners present: Doug Beck, Fred Mattison, Gordon M, JP Perguini, Chris Collins

Approval of Minutes: The minutes of the regular meeting on 4/29/24 were unanimously approved.

Treasurer’s Report:

1. Vanessa Reust presented the Q2 2024 Treasurers Report.

Management Report: Edward Simpkins presented the Management Report.

1. Seasonal planters have been installed around the Caretakers Cabin entrance.
2. Landscaping surrounding the Caretakers Cabin and Great House is being discussed.
3. “Golf Carts on Streets” signage near the intersection of TC Drive and East Ruby King Loop is in production and expected to be installed in early August.
4. “Stop Ahead” signs will be installed in advance of the intersection of TC Drive and Honolulu.
5. Traffic calming and speed awareness technology is being planed for activation this Summer.
6. Dashboard mounted speed detection radar will be installed in all patrol vehicles.
7. Hughes Reserved and Asset Management were on site in July conducting Reserve Studies in Suncadia and Tumble Creek. The Reserve Study Report should be ready early next month.
8. Phil Hess – Certified Forester has recently engaged with Suncadia and Tumble Creek to serve as our resident forester. Immediate priorities will be development of our Forest Management Plan.

Unfinished Business:

1. The Board discussed the payment to Gibson and Sons for the equipment agreement.
 - a. The Board discussed the contract if there is a partial interest or rent-to-own agreement.
 - b. The Board discussed negotiating terms with Gibson and Sons regarding the equipment.

New Business:

1. The Board Ratified the following items approved via email:
 - a. Street Resurfacing Reserve Project.
 - b. 2024-2025 Snowplow services with Big Country.
 - c. Phil Hess's engagement letter.
 - d. Chipping contract with Tree 1 LLC.

The Board thanked Edward Simpkins and Mark Rhoton for their hard work and detail on these items.

2. The Board approved the updated financial policies regarding internal controls vendor payments, adding an amendment to the consolidated original resolution.

Owner Comments

1. Fred Mattison: Does the new developer/builder for the retirement homes (Uplands) and Tumble Creek (Domerie) pay the SROA dues?
 - a. Annalisa Johnson: They paid the reserve amount for the first six months and are now paying the full amount, per the builder exemption.
2. Fred Mattison: Where are we at with the billings issue? All the owners need an update.
 - a. Noni Hughes: I can connect you with Mark Thorne. Since the last letter to the owners, nothing has changed to my knowledge.
3. Chris Collins: Will owners have access to the SCC properties in Tumble Creek such as river front park with access through the Tumble Creek gate?
 - a. Noni Hughes: I will bring Tucker and Gary up to speed on this question and will follow up with you. There are some things that need to be thought through from a developer standpoint.

Noni Hughes adjourned the meeting at 3:49 pm

Attest:

Gary Kittleson – Secretary / Treasurer

Date