

Suncadia Community Council
Board of Directors Regular Meeting
October 25th, 2024 – 9:00 am
The Lodge at Suncadia and Remote via Teams

Minutes

1. **Call to Order:** The meeting was called to order at 9:00 am by President Noni Hughes
 - a. Quorum: A quorum was present with the following directors in attendance: Noni Hughes-President, Gary Kittleson-Secretary/Treasurer, Tucker Stevens-Vice President
 - b. Other attendees: Management: Edward Simpkins – Director of Community Associations, Jennifer Kramer – Deputy Director of Community Associations, Megan Huddleston – Senior Accountant, Brandi Darnall – Owner Relations Manager, Annalisa Johnson- CFO, Vanessa Reust – Senior Accounting Manager, Kelsey Greene – Director of Design Review and Residential Construction, Mark Thorne – Managing Director, Kerie Swepston- Senior Director of Finance, Derek Coffinger – Allied Account Manager,
 - c. Owners present: Valerie O’leary, Doug Beck, Bruce Chattin, Chris Collins, Christopher Wheeler
2. **Approval of Minutes:** The minutes of the regular meeting on 7/29/24 were unanimously approved.
3. **Owner’s Forum –**
 - a. Question 1: Where are the twelve AEDs located and how will that be communicated to the owners? Answer: A bulletin will be sent out to all owners once placed. They are being prioritized to high use areas such as Parks, Lodge, Swim and Fitness Center, and patrol vehicles.
 - b. Question 2: Why are AEDs being placed at the Lodge, shouldn’t that be a Lodge expense? Answer: Lodge Owners pay into this program through their dues as well.
4. **Treasurer’s Report**
 - a. Vanessa Ruest presented the Financial Reports Q3 – 2024.
 - b. Vanessa Ruest presented closing or moving the cash at Cashmere Valley Bank Accounts.
 - i. The Board approved a motion to close the Cashmere Valley Bank accounts and move them to an approved bank at management discretion.
 - c. Annalisa Johnson presented the 2025 Operating Budget.
 - i. Assessments are staying the same for 2025.
 - ii. Owner Question: How much is in the Reserves for Forest Health? Answer: Around \$304,000.00. Owner Comment: According to the 2008 Land Stewardship plan and the cost of \$2,000.00 per acre to Firewise, we need \$800,000 per year to keep up to date.
 - iii. The Board approved the budget as approved with the stipulation of:
 - a. Adding an additional \$150,000.00 to the Reserve Contribution and the Forest Health Reserves.
 - b. The Board is requesting that SMC provide details for the cost of the vehicles prior to approval.
5. **Management Report-**
 - a. The Board read the provided Management Report and had no further questions.
6. **New Business-**
 - a. The Board ratified the following items approved via email:
 - i. Resolution Amending General Financial Policies

- ii. Bullfrog Road/Jenkins Drive Forest Health and Fire Resiliency Project
 - iii. Target Road Forest Health and Fire Resiliency Project
 - iv. Tumble Creek Drive Forest Health and Fire Resiliency Project
 - v. Purchase of nine AEDs
 - vi. Repair of Four Disc Golf Tee Boxes
 - b. The Board to approved for Vanessa Ruest to have electronic access to Steward accounts.
 - c. The Board would like to discuss, deliberate and act upon the Request for Reserve Funding of After Market Upfitting of our Toyota Tacoma Trucks via email.
7. **Adjournment-** The meeting adjourned at 10:04am.

Attest:

Gary A Kittleson
Gary A Kittleson (Jan 29, 2025 13:19 PST)
Gary Kittleson – Secretary / Treasurer

29/01/2025

Date







SCC Minutes 10.25.24 Draft

Final Audit Report

2025-01-29

Created:	2025-01-29
By:	Brandi Darnall (bdarnall@suncadia.com)
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-  Document created by Brandi Darnall (bdarnall@suncadia.com)
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