

**The Suncadia Residential Owners Association  
Board of Directors Regular Meeting  
October 25th, 2024, 11:00 am  
The Lodge at Suncadia Barich Conference Room  
And Remote via Teams  
Minutes**

**1) Meeting Call to Order** President Noni Hughes called the meeting to order at 11:00 am.

1. **Verification of Quorum:** A quorum was present with the following Directors in attendance: Noni Hughes – President, Mark Thorne – Vice President, Bruce Chattin – Secretary
2. **Others in attendance:** Management and Staff: Edward Simpkins – Director of Community Associations, Jennifer Kramer – Deputy Director of Community Associations, Brandi Darnall – Owner Relations Manager, Kelsey Greene-Snyder – Director of Design Review and Residential Construction, Kelly Town – Compliance Specialist, Annalisa Johnson – CFO, Vanessa Reust – Senior Accounting Manager, Megan Huddleson – Senior Accountant, Derek Coffinger – Allied Universal, Gary Kittleson – Senior Financial Analyst, Kerie Swepston – Sr. Director of Finance
3. **Owners in attendance:** Fred Mattison, George McKeefry, Jamie Fate, Rich Mo, Chris Collins, Christopher Wheeler, Ira Astrachan, Jerry Heinz, Kellene Gilbrough, JP Perugini, Doug Beck, Brian Jacobson, Travis Fulton and Bill Campbell.

**2) Owners Forum**

1. Ira Astrachan had 3 comments: 1. He requested that Management provide meeting information sooner and in more detail. 2. Consider not spending owners' money to put gadgets on rolling patrol vehicles. Allied should pay for this. 3. The Board should consider holding money owed back from Suncadia Management Company to pay for the future necessary repair of Suncadia Trail.
2. Bill Campbell had questions about the owner report and the Agenda. Noni Hughes explained that the board can only discuss items listed on the Agenda.

**3) Approval of Minutes** – The following Minutes were approved as submitted.

1. Regular Open Board Meeting July 29<sup>th</sup>, 2024
2. Executive Session Meeting July 29<sup>th</sup>, 2024

**4) Consent Calendar**

1. The Board Ratified Resolution 105D Financial Policies and Operating Cash Requirements.

**5) Treasurer's Report**

1. Vanessa Reust presented the Q3- 2024 Treasurers Report.
2. Vanessa Reust presented the A/R Collections status report.
3. Vanessa Reust explained that the Cashmere Valley Bank account was set up in 2009, and Gary Kittleson is currently the only signer. The account earns less than \$500.00 interest per quarter, so every 6 months, Cashmere reaches out to confirm the account is still active. If they do not get a response, they consider the fund's abandoned property. So that the funds are not at risk, it is proposed that Vanessa Reust either be appointed a signer on the account or another bank be selected.
4. The Board approved the SROA Neighborhood Reserve Contribution of \$8,600 for the 2024 budget.

Noni Hughes announced that a dedicated 2025 budget meeting will be held on Monday, 10/28 at the Lodge because the budget requires more discussion time.

**6) Unfinished Business N/A**

**7) New Business**

1. The board adopted Resolution 125, Establishing Fiscal Year and Timing of General Assessments.
2. The board adopted Resolution Regarding Signatory on Investment Accounts.

**8) Management Report**

1. Edward Simpkins presented the Management Report. (a copy accompanies these minutes)

**9) Committee Reports**

1. Owner Engagement Committee
  - i) The board previously read the OEC Committee report and had no questions. Travis Fulton wanted to discuss security issues further. OEC wants the board to consider a new vendor once the contract expires next year, assemble a committee, including owners, to give feedback on security, and develop a scoreboard of how decisions will be made. Travis would like security findings to be shared at quarterly board meetings. OEC provided the board with 2 motions to consider for security and one around short rentals that were not on the agenda. Edward Simpkins explained that the report was provided to the board in the packet, and the board had reviewed their report.
  - ii) Bill Campbell said that owners have long-term concerns about the Allied contract and its cost-benefit ratio. The contract relies on a necessary partnership between the Allied patrol, reporting system monitoring, and reporting systems, as well as the HOA staff, to implement enforcement.
  - iii) Bill stated that 75% of all violations come from short-term rentals. Noni had suggested that the OEC draft a charter for a short-term rental subcommittee, which they did. With Noni's revisions, the charter is ready for the Board to deliberate on and provide feedback on the draft version. Edward will provide it to the Board.

**10) Owners Forum**

1. When asked who the liaison is with Allied, Edward explained that Management works directly with Allied. Derek, the Account Manager, participates in a daily meeting with our debriefing of all the staff.
2. Chris Collins asked about access to locations paid for by all owners to the SCC, such as Riverfront Park and trails along the river. Mark Thorne stated that they are working on it but haven't decided on the timing yet.

**11) Adjournment**

The open meeting was adjourned at 12:21 pm.

**12) Executive Session**

The Board went into Executive session at 12:30 pm for compliance hearings.

**Submitted:**

Bruce Chattin  
Bruce Chattin (Jan 29, 2025 16:17 PST)  
**Secretary – Bruce Chattin**

29/01/2025

**Date**



# SROA Board Meeting Minutes 10.25.24 Draft

Final Audit Report

2025-01-30

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