

**The Suncadia Residential Owners Association
Board of Directors Regular Meeting
July 29th, 2024, 10:00 am
770 Suncadia Trail – Conference Room
And Remote via Teams
Minutes**

Call to Order

The meeting was called to order at 10:02 am by President Noni Hughes.

Verification of Quorum and Meeting Attendance

A quorum was present with the following Directors in attendance: Noni Hughes – President, Mark Thorne – Vice President, Bruce Chattin - Secretary

Other attendees: Management: Edward Simpkins – Director of Community Associations, Jennifer Kramer – Deputy Director of Community Associations, Mark Rhoton – Director of Operations, Brandi Darnall – Owner Relations Manager, Katie Daniels – Administrative Assistant, 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

Owners Present: Travis Fulton, Doug Beck, George McKeefry, Ian Miller, Richard Valore, Fred Correnti, Deb Conder, Natalie Latchap, Diane Hudacek, Chris Collins, Paula Kurtz-Kreshel, Natalie LaChapelle, Gary McGrath, Christine Kipp, Fred Mattison, Kirk Midtskog

Approval of Minutes – The following Minutes were approved as distributed.

1. Regular Open Board Meeting April 29th, 2024.
2. Executive Session Meeting April 29th, 2024.

Treasurer's Report – Annalisa Johnson presented the Q2 2024 Treasurers Report.

1. Vanessa Reust presented the A/R Collections status report.

Management Report - Edward Simpkins presented the Management Report.

1. Large seasonal planters have been placed throughout the resort enhancing curb appeal.
2. Traffic calming and speed awareness technology is being planned for activation this summer.
3. All patrol vehicles will have dashboard mounted radar installed and soon be in service.
4. Hughes Reserves and Asset Management reserve study reports should be ready next month.
5. Phil Hess – Certified Forester has recently engaged with Suncadia and Tumble Creek to serve as resident forester. Priorities will be development of our forest management plan.
 - a. Mark Thorne: We substantially upgraded our expertise in this area.

The Board thanked Mark and Edward for their hard work on these projects.

The Board thanked Brandi Darnall for her hard work on updating the website.

Committee Reports

1. Owner Engagement Committee

The OEC thanked the Volunteers and HOA team for their help with the Owners Picnic.

Unfinished Business –

1. The Board suggests Management walk through the village neighborhoods challenged by snow removal with the new vendor and receive recommendations on procedure protocol.
2. The Board suggests SCC consider placing signage at the main round about.
 - a. Advanced warning sign to stop ahead for pedestrians and golf carts crossing.
 - b. Signage for the round about direction to avoid wrong way driving.
3. The Board requests the OEC provide a committee report prior to the meeting.

New Business –

1. The Board Ratified the decision regarding the street resurfacing reserve project.
2. The Board Ratified the decision regarding the Snowplow services with Big Country.
3. The Board Ratified the decision regarding the OEC finance sub-committee charter.
4. The Board Ratified the decision to appoint Kimberly Brown to the OEC Budget Committee.
 - a. The Board requests the OEC provide formal written nomination information beginning Q1 2025 and the nomination presented includes a written bio and experience.
5. The Board approved Annalisa Johnson, Val O’Leary and Kimberly Brown to the OEC Budget Committee as discussed for 2-year terms to expire in Q1 2026.
6. The Board Ratified the 2021 Annual Auditors report approved via email.
7. The Board approved the update to Resolution 105C regarding internal control vendor payments.
 - a. The association legal to approve before final resolution is signed.

Owners Forum

1. I would like to thank Mark Thorne and team for the many good things we see under your leadership, much appreciated.
2. There’s a lot of knapweed around Suncadia and also on a number of private property yards. This is an invasive species, and we will see it take over our precious areas.
 - a. Mark Rhoton: We are actively spraying throughout the resort and area. We will be sending another round of communication out to owners to opt-in to the noxious weed spraying.
3. I think our spraying program should be moved up earlier in the year before weeds go to seed. We need to assure common areas are maintained including trails, parks, and golf courses.
4. The new 55 and over neighborhood, what does snow removal look like this year?
5. The Board: The Developer and builder will pay for it this coming winter.
6. With the snow removal 30% savings, I hope there is an opportunity to take lessons learned and apply them to our largest expense – the security and patrol contract.
 - a. The Board: We are in the second year of our 3-year contract and will consider.
7. As a potential buyer in the 55 and over neighborhood, if the sales team and management could determine and provide a more accurate dues amount to be expected.
 - a. The club house dues in the 55 neighborhood will be separate from the HOA dues.
8. What is being done this year for fire preparedness? We are struggling with insurance rates. Edward Simpkins: We hired Phil Hess and we have several projects planned this year. We typically spend approximately \$250,000 on fire resistant practices annually.

Adjournment at 11:33 am

Executive Session – The Board recessed into executive session at 12:00 pm.

Submitted:

Bruce Chattin
Bruce Chattin (Jan 30, 2025 12:27 PST)

Secretary – Bruce Chattin

30/01/2025

Date



SROA Minutes 7.29.24 Draft

Final Audit Report

2025-01-30

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| Created: | 2025-01-29 |
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