

**Tumble Creek Village Association
Board of Directors Regular Meeting
Monday, October 28, 2024, 9:00 am
141 Firehouse Road – Conference Room
And Remote via TEAMS
Minutes**

1. **Call to Order** – The meeting was called to order at 9:00am.
 - a. Verification of Quorum: Mark Thorne- President, Ryan Hanks – Vice President, Bruce Morrison – Secretary/Treasurer, Tucker Stevens- Board Member, Mark Chitwood-Board Member
 - b. Others present: Edward Simpkins- Director of Community Associations, Jennifer Kramer, Deputy Director of Community Associations, Annalisa Johnson – CFO, Kelsey Greene – Director of Design Review and Residential Construction, Brandi Darnall – Owner Relations Manager, Vanessa Reust- Senior Accounting, Derek Coffinger – Account Manager with Allied, Kelly Town – Compliance Specialist
 - c. Owners Present: Brian Frederick, Suzanne Cragin, Mike Butine, Andrew Eschbacher
2. **Approval of Minutes-**
 - a. The Board approved the regular meeting minutes of 7/22/2024.
3. **Treasurer’s Report-**
 - a. Vanessa Reust presented the Financial Reports Q3, 2024.
 - b. Vanessa Reust presented A/R - Collections Status Report.
 - c. Vanessa Reust presented the TCVA Cabins Reserve Contribution of \$22,080 from the 2024 Budget.
 - i. The Board would like to hold off on the decision for the Reserve Contribution until the end of 2024.
 - d. Annalisa Johnson presented the 2025 Operating Budget.
 - i. Assessments are increasing 2.5% for 2025.
 - ii. The Board approved and adopted the 2025 Operating Budget with the following changes:
 - a. The insurance line item should increase \$15,750.00 for the Tumble Creek Bridge.
 - b. The Board request to have Snow Removal increased by \$50,000.00
 - e. Annalisa Johnson presented the 2025 Cabins Operating Budget.

- i. Assessments for Cabins with Car Barns are seeing an increase in assessments while Cabins without Car Barns are remaining the same for 2025.
- ii. The Board approved the 2025 Cabins Operating Budget with the following requirements:
 - a. The Board request that Management explore different options for landscaping contracts for the Cabins.

4. Management Report-

- a. Edward Simpkins presented the SMC Staff Report.

5. Committee Reports-

- a. Suzanne Cragin presented the Tumble Creek Advisory Committee Report

6. New Business-

- a. Board adopted Resolution 218 Establishing Fiscal Year and Timing of General Assessments.
- b. Board adopted Resolution 211a Regarding Signatory on Investment Accounts.
- c. The Board approved the Appointment of Marnie Backer to the Cabins Neighborhood Committee
- d. The Board approved the Newman 2024 Audit & Tax Engagement Proposal

7. Unfinished Business-

- a. Development will demolish and remove the abandoned house at the top of Jenkins Drive.

8. Adjournment- The meeting adjourned at 10:46am.

Submitted:

Bruce Morrison
Bruce Morrison (Jan 29, 2025 17:05 PST)

Secretary- Bruce Morrison

29/01/2025

Date






TCVA Minutes 10.28.24 Draft

Final Audit Report

2025-01-30

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