

**The Tumble Creek Village Association
Board of Directors Regular Meeting
Monday, July 22nd, 2024, 9:00 am
141 Firehouse Road – Conference Room
And Remote via Teams
Minutes**

Call to Order

The meeting was called to order at 9:00 am by President Mark Thorne.

Verification of Quorum and Meeting Attendance

A quorum was present with the following Directors in attendance: Mark Thorne – President, Bruce Morrison – Secretary/Treasurer, Ryan Hanks - Vice-President, Tucker Stevens, Mark Chitwood

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 in person and via Teams –Suzanne Cragin, Mike Butine, Carla Vail, Roxanne Gray, David Murphy, Kelly White, Brad Gray, George Reece, Thy S.

Owner’s Forum

1. George Reece: The Transponder access. It works sporadically and compared to other communities it is really an antique to today's standards. I'd like to suggest we upgrade the system. *Bruce Morrison: Suzanne Cragin and the TAC already captured that, and it is an action item and on the agenda.*
2. Suzanne Cragin: The 2021 audited financials, what remediation activities are being taken to address the significant deficiency identified in the report? *Annalisa Johnson: We have more than doubled our staff since that happened. We have added additional review procedures to our financials as well as looking at journal entries and separation of duties. Additionally, we have added an electronic review procedure for all A/P and it is reviewed by two before the signer looks at them. We have done what we needed to do to close that gap.*
3. Carla Vail: I put in a request to get a Book Box which they have in Suncadia. I'm willing to build and maintain myself. I am looking for the Committee Review update. *Suzanne Cragin: Jennifer Kramer brought this to me as the head of the TAC and the TAC decided to not go forward with it.*
4. Owner: Update on the return to curb side recycling? *Tucker Stevens: We have been working with Waste Management and they are required to bring recycling to TC and Suncadia in 2024.*
5. Owner: Any discussion between HOA, Suncadia Water, and WA Utilities Commission on the 65% increase in sewer rates in 2 years? *Tucker Stevens: Sewer is not regulated by the state utilities commission, they only regulate water. We have been working with Suncadia Water and Suncadia Environmental to strike a new deal and more information on this soon.*

Approval of Minutes

The Minutes of the Regular Meeting of 4/22/2024 were approved as distributed.

Treasurer’s Report

1. Annalisa Johnson presented the Q2, 2024 Financial Reports.
2. Vanessa Reust presented the A/R Collections status report.
3. Annalisa Johnson presented the 2021 Annual Auditor's Report.

Management Report - Edward Simpkins presented the Management Report.

1. Planters installed at the Caretakers Cabin.
2. Golf carts on street signs and stop ahead signs expected in the coming weeks.
3. Hughes Reserves was recently onsite and will be providing a report.
4. Phil Hess has been engaged as our Certified Resident Forester for Suncadia and TC.
Tucker Stevens expressed appreciation to Phil Hess and Mark Rhoton for identifying priority areas with data and ranking importance. Phil's strategy is upleveled and engaged.
5. Heritage Landscaping is performing litter control within Tumble Creek and areas include Tumble Creek Drive, Jenkins Drive, Ruby King Loop, Southern Star and Domerie Park.

Design Review Committee Report

1. Mark Thorne: How do these numbers compare to last year starts in 2023? *Kelsey Greene-Snyder: We are up from last year and have seen an increase in pre-design plans.*

Committee Reports – Suzanne Cragin presented the Tumble Creek Advisory Committee Report

- a. Communications through 'Mt. Baldy' to include all homeowners, not just club members.
 - b. The 'Mt. Baldy' dispatch will include information to all homeowners on capital projects.
 - c. Identifying locations for paved access paths to walking paths on Tumble Creek Drive.
 - d. The Tumble Creek entrance sign may be updated and/or replaced as a 2025 capital project.
 - e. Mark Rhoton and Tucker Stevens gathering information on new transponder gate and/or system to be in place at the Caretakers Cabin and Jenkins Drive.
 - f. Request to Mark Thorne to issue a homeowner email regarding Washington State laws governing the drive and use of golf carts.
 - g. Mark Rhoton has requested a proposal from Heritage to Landscape the painted lakes.
1. Cabins Neighborhood Finance / Advisory Committee – No Update.

Unfinished Business –

1. Bruce Morrision proposed all new property owners have a Honolulu Membership at minimum.
 - a. Mark Thorne advised legal requirements will not allow.
2. Bruce Morrision requests the trees on hole #9 marked with green be investigated by the DRC.
3. TCVA has an easement on Ruby King Loop between an occupied home and an adjacent lot. This easement area needs to be staked and other easement areas in Tumble Creek.
 - a. The Board would like to identify the easement areas in person and establish a standardized policy in terms of access.
4. The Board discussed the 5-acre lot for sale on Jenkins Drive.

New Business

1. The Board ratified the decision regarding Street Resurfacing Reserve Project.
2. The Board ratified the decision regarding Big Country Snowplow Services subject to conditions:
 - a. Reviewing the contract terms and exit clause included in the contract.
 - b. Eyes on the equipment, obtain referrals and credit check if possible.
3. The Board ratified the decision regarding the Cabins Services Billings Catch-up.
4. The Board ratified the decision regarding the 2022/2023 Audit & Tax Services.

Executive Session – N/A

Adjournment at 10:18 am.

Submitted:

Bruce Morrison
Bruce Morrison (Jan 29, 2025 17:04 PST)

Secretary – Bruce Morrison

29/01/2025

Date






TCVA Minutes 7.22.24 Draft

Final Audit Report

2025-01-30

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