

Suncadia Residential Owners Association

Regular Board Meeting

The Lodge at Suncadia, Barich Room, January 27, 2025 – 12:30-1:30 p.m.

MINUTES

1. Meeting Call to Order - Verification of Quorum – Verified and called to order at 12:31 PM. Welcome new board members Tucker Stevens and Doug Beck
 - a. Noni Hughes, President; Mark Thorne, Vice President; Bruce Chattin, Secretary/Treasurer; Tucker Stevens, Director; Doug Beck, Director
2. Others in attendance: Edward Simpkins, Director of Community Associations; Jennifer Kramer, Deputy Director of Community Associations; Mark Rhoton, Director of Operations; Brandi Darnall, Owners Relations Manager; Vanessa Reust, Sr. Accounting Manager; Kerrie Swepston, Sr. Director of Finance; Annalisa Johnson CFO; Megan Huddleston, Sr. Accountant; Graysen Cook, DRC Assistant; Kelly Town, Compliance Specialist; Deb Dibb, Executive Assistant; Derek Coffinger, Allied Universal; Ira and Ali Astrachan, Val OLeary, Kellene Gilbrough, Bill Campbell, JP Perugini.
3. Approval of Agenda – Agenda approved
4. Approval of Minutes – Mark Thorne made a motion to approve the 10/25/24 minutes and it was voted unanimously at 12:36 PM
 - a. Regular Board Meeting October 25, 2024
5. Owners Forum – There were no questions or comments; the participants were asked to put questions into the meeting chat due to time constraints.
6. Consent Calendar - None
7. Treasurer's Report –
 - a. Financial Reports Q4 – 2024
 - b. A/R-Collections Status Report
Vanessa delivered the financial reports which included:
 - i. Balance Sheet, assets, cash, reserve, CD interest, Construction deposits, A/R, A/P, Income, Expenses, Utilities, R&M
8. Management Report – Edward delivered this which included:

With the addition of the Uplands neighborhood, the HOA now manages 9 different Suncadia Associations and 1 Fund.

 - a. Update on the Corporate Transparency Act- Jan. 1 filing requirements have been paused. (optional)
 - b. Dash-mounted radar detectors- 2 new units onsite, 1 unit installed and 1 awaiting its vehicle to return to service. Personnel will be trained on how to use the new system. Capabilities to be able to track vehicles and impose fines continues to be developed.
 - c. New speed warning signs on Suncadia Trail- 2 units installed and operating.
 - d. Speed cushions (rec'd in November, delayed installation until spring)
 - e. Status on hiring new construction and compliance inspector
 - f. Update on acquiring Landed Gentry (Uplands) as a client

- g. Roadmap for 2025 reserve projects
9. Committee Reports - None
- a. Owner Engagement Committee- Update: Mark Thorne will become the presiding Board member for the revised committee. 5 new homeowner volunteers will be needed. Interested homeowners are encouraged to express their interest in participating.
- Forest Health and Fire Resiliency Initiatives- Reported a review of DRC website for Firewise content and fire prevention information is underway. Suncadia also conducting a review and evaluating Conservancy Lands, and other open space lands throughout the resort for Forest health and classification.
 - Land Trust and Forest documents plans are being updated.
- b. SCC and other open space lands for
10. Unfinished Business
- a. Discussion of OEC Recommendation Regarding Street Parking Policy
 - i. The discussion included a recommendation and synopsis of on-street parking and problems as well as proposals for solutions. The board requested an outline by the end of February that includes actions we anticipate seeing. They would like to see a definitive plan.
11. New Business
- a. Discuss a Resolution to Allow Electronic Leashes for Dogs
 - i. After the discussion during the meeting, it was agreed that per the January SROA, the board will keep the current on-leash policy for Suncadia.
 - b. Discuss Waste Management's Decision to Stop Removing Trash and Recycling Carts from Residential Enclosures
 - i. Discussion during the meeting resulted in the fact that WM will continue with the existing service until a favorable resolution is in place that both parties agree to.
12. Executive Session (Compliance hearings) – notes taken offline
13. Adjournment – 1:29 PM, any further questions were directed to be taken offline. The meeting adjourned at 1:30 PM.

Bruce Chattin, Secretary-Treasurer

Date