

Tumble Creek Village Association
Regular Board Meeting, January 27, 2025, 9-10:30AM
Minutes

- A. Meeting Call to Order – Verification of Quorum – Called to order at 9:00AM, all 5 board members in attendance plus:
 - a. Mark Thorne, President; Ryan Hanks, Vice President; Bruce Morrison, Secretary/Treasurer; Tucker Stevens, Director, Mark Chitwood, Director; Edward Simpkins; Jennifer Kramer; Mark Rhoton; Megan Huddleston; Dave Anderson; Brandi Darnall
- B. Approval of Agenda
- C. Approval of Minutes – minutes were reviewed, approved and Mark made a motion to approve the minutes from 10/28/24 and it was unanimously approved at 9:01AM.
 - a. Regular Board Meeting – October 28, 2024
- D. Owners Forum – Mark Thorne opened the floor for owners questions and no hands raised
- E. Consent Calendar
 - a. Tumble Creek Cabins 2024 Reserve Fund Contribution – The board was notified at the end of December where the snow removal costs were coming in. The reserve contribution for cabin snow removal was reviewed and approved via email. Tucker moved to ratify, and it was passed unanimously at 9:03AM.
- F. Treasurer’s Report
 - a. Vanessa presented the Financial Reports Q4, 2024 which included
 - 1. Balance sheets
 - 2. Reserve cash
 - 3. Reserve cabins cash
 - 4. CD Cash
 - 5. Construction Deposits
 - 6. A/R and A/R other admin
 - b. Liabilities which included:
 - 7. A/P and A/P accrued
 - 8. Refundable construction deposits
 - 9. Income tax liability
 - 10. No B&O tax this quarter
 - 11. Prepaid assessments
 - c. Income statement which included:
 - 12. Income tracking above budget
 - d. General expenses were slightly over for the year which included:
 - 13. Over budget because of income tax accrual
 - 14. Income due to interest earned on CD’s and bank accounts
 - e. Maintenance and repairs which included:
 - 15. On budget for quarter plus saving in snow removal and landscape insulation
 - f. Program expenses right at budget for the year
 - g. Utilities are under budget for the quarter and for the year offset by savings in electricity
 - h. Water and electricity will be separated now by usage
 - i. Reserves are higher than we budgeted, forecast for reserves was the same as actuals for the year.
 - j. Cabins - income less than budget due to the Car barn account as mentioned in prior meetings.
 - k. Cabin Reserves – just had a little bit of interest income and no spend Q4.
 - l. Aging – A/R has decreased by \$35K
- G. Edward presented the Management Report which included:
 - a. An update on the Corporate Transparency Act
 - b. Dashboard mounted speed radar detection units

- c. Digital signs are up in Suncadia and are helping
 - d. Status of the speed cushions that we received November (delayed until the ground thaws)
 - e. General discussion around cause of speeding (consensus is contractors), Mark Rhoton is turning off transponders for the worst offenders and will continue to send weekly reminder messages
 - f. Recruiting is underway for two open positions which has held back some progress
 - g. We have officially engaged with Landed Gentry -The Uplands to manage their community association, it is 55+ and will be 60 homes, gated community and private clubhouse (open July/August 2025)
 - h. Discussion of capital reserve projects, all in planning stage now
- H. Not in this packet or on the agenda – from Allied - do we have any incidents from Q4? Controlled access and patrol services. Were there any significant issues from Tumble Creek during Q4? Derek - just the constant speeding and reckless driving. Less parking issues due to reduced snow berms which has been helpful.
- I. Committee Reports
- a. Tumble Creek Advisory Committee Report which included:
 - i. Permanent Guest List plan - going to be an annual clean slate project. Mark and Allied will clear the list and send out communication to owners asking them to register again.
 - ii. TAC is also requesting to provide dispatch with directory of key information repositories, with links to find board meeting minutes, DRC rules, board members, that is Tumble Creek related. Mark Chitwood has this in progress
 - iii. TAC requested a list of capital projects and maintenance activities by quarter
 - iv. Waste Management – will be discussed later during New Business agenda item
 - v. New snow removal contractor – great job, no berms and just a few missed spots
 - vi. Tumble Creek branded A-frame open house signs, agents will be required to buy and use only these
 - vii. There is an issue with dim streetlights and Mark Rhoton’s crew is already addressing
 - viii. Annual HOA meeting - suggested date was 6/8 at 11AM and TAC will own meeting agenda. Open items are carried forward until they are completed.
- J. Unfinished Business
- a. Discuss a Resolution to Allow Electronic Leashes for Dogs
 - i. Edward led the discussion and there was a motion entertained to have TCA adopt electronic leashes as an amendment to current rules. Voted and passed unanimously at 9:50AM.
- K. New Business
- a. Discuss, Deliberate, and Act Upon the John Deer Tractor 4066R Cab with a Loader 440R, Plus a Frontier Hydraulic Carrier Loader Mount Snowblower Disposition – after discussion, it was agreed that the tractor is not needed. A motion to sell the tractor was made and approved unanimously at 9:53AM.
 - b. Waste Management - Mark Thorne has suggested that they get a release of liability waiver form that our owners could sign. Service will remain at the same level and will continue until it is resolved, and issues will be addressed on a case-by-case basis.
- L. Adjournment
- M. Other questions/owners forum. Nothing from Edward. Motion to close and adjourned at 10:02AM.

Attest:

Bruce Morrison, Secretary

Date