

**Suncadia Community Council**  
**Regular Board Meeting - January 27, 2025 – 3:30-5 p.m.**  
**Minutes**

- A) Meeting Call to Order – Verification of Quorum: The meeting was called to order at 3:35 PM, and the quorum was verified. Welcome new board member Mark Thorne who is replacing Tucker Stevens for 2025
- a. Board members present: Noni Hughes, President; Mark Thorne, Vice President; Gary Kittleson, Secretary/Treasurer
  - b. 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; Graysen Cook, DRC Assistant; Kerie Swepston, Sr. Director of Finance; Annalisa Johnson, CFO; Vanessa Reust, Sr. Accounting Manager; Megan Huddleston, Senior Accountant; Deb Dibb, Executive Assistant; Tucker Stevens, Chief Development Officer; Doug Beck, Bruce Chattin, Guy Larsen, Val OLeary, Kellene Gilbrough, Ira and Ali Astrachan
- B) Approval of Agenda – Agenda approved
- C) Approval of Minutes – after one question and clarification Gary made a motion to approve the previous minutes as they stand. Voted and approved unanimously 3:37 PM.
- a. Regular Board Meeting October 25, 2024
- D) Owners Forum – Ira Astrachan (in person) provided the results from his research (including the rcw laws) regarding the enforcement of speed limits on the property. The current speed warning devices are helping.
- E) Consent calendar – two items were reviewed:
- a. The Board needs to ratify the purchase of the two tailgate sanders that were purchased from reserve funds. It was voted on and approved via email. The motion was made to ratify the purchase and voted unanimously at 3:43 PM.
  - b. The Board must ratify the email vote regarding the change order for the TC Drive Forest Health and Fire Resiliency Unit Project to Pine Thin Unit. The motion was made to approve and voted unanimously at 3:44 PM.
- F) Treasurer's Report – Vanessa presented this report and discussion included:
- a. balance sheet, assets, operating cash, reserve, A/R, prepaid expenses and cap ed purchase for tailgate sanders, A/P, and accrued A/P.
  - b. income statement, fees and expense savings from open positions and community patrol, general expenses, savings on postage and supplies, M&R, snow and tree removal savings due to new vendor, program expenses, utilities, reserves
- G) Management Report – Edward delivered this which included:
- a. An update on The Corporate Transparency Act

H) Committees – Snow removal has been great, and the new contractor is doing good work

I) Unfinished business – No items

J) New business – Discussion surrounded:

- a. Speed limits, including current devices and efforts. The resolution was that we needed to conduct legal research about the feasibility of issuing traffic and speeding fines. The development agreement is being reviewed and the results will be reported back to the board. Some enforcement has been effective with contractors by turning off their transponder units.

K) End of Agenda – The meeting was adjourned at 4:26 PM.

Gary Kittleson  
Gary Kittleson (Apr 28, 2025 07:40 PDT)

Gary Kittleson, Secretary-Treasurer

Apr 28, 2025

Date






# SCC Minutes 01.27.25

Final Audit Report

2025-04-28

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