**Suncadia Residential Owners Association**

**Regular Board Meeting**

**The Lodge at Suncadia, Barich Room or via MS Teams**

**July 25, 2025 – 11 a.m.-12:30 p.m.**

**Microsoft Teams**

[**Join the meeting now**](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjE4YTA5MTUtMGY5Ny00MjU1LWE4YTQtOWVmMjk3MDZjYjdk%40thread.v2/0?context=%7b%22Tid%22%3a%22b31d74cd-7979-494b-be83-92c78c05a110%22%2c%22Oid%22%3a%22748f872d-5756-4302-bf23-31b2c5b13066%22%7d)

Meeting ID: 224 538 277 027

Passcode: Ri2ws7WN

**Dial in by phone**

[+1 720-464-2091,,792396112#](tel:+17204642091,,792396112) United States, Denver

Phone conference ID: 792 396 112#

**AGENDA**

Meeting Call to Order - Verification of Quorum

* 1. Noni Hughes, President; Mark Thorne, Vice President; Bruce Chattin, Secretary/Treasurer; Tucker Stevens, Director; Doug Beck, Director

1. Approval of Agenda
2. Approval of Minutes
   1. Regular Board Meeting April 25, 2025
3. Correspondence
   1. Engrossed Substitute Senate Bill 5129: Key Updates and Effective Dates
4. Owners Forum
5. Consent Calendar
6. Ratify the Email Vote Regarding the Acceptance of the 2022 Audit Draft
7. Ratify the Email Vote Regarding the Approval of SROA Street Crack Fill Recommendation
8. Ratify the Email Vote Regarding Big Country Snow Removal Proposal
9. Ratify the Email Vote Regarding Assessment Collections Action
10. Ratify the Email Vote Regarding Management’s Investment Recommendation
11. Treasurer’s Report
    1. Financial Reports Q2 – 2025
    2. A/R-Collections Status Report
12. Management Report
    1. Staff Report
    2. Reserve Fund Projects Update
    3. Discuss Proposed New Fee Structure for Design Review
13. Committee Reports
    1. Suncadia Owner Advisory Committee
    2. Forest Health and Fire Resiliency Initiatives
14. Unfinished Business
    1. Update on the SMC Overbilling Insurance Claim
15. New Business
    1. Discuss, Deliberate and Act Upon the SCC Forest Management Agreement
    2. Discuss, Deliberate and Act Upon the SOAC Recommendation for SROA Finance Committee Members
    3. Discuss, Deliberate and Act Upon the Request for Reserve Funds to Landscape 31 Cul-de-sacs in Suncadia
16. Executive Session (Compliance hearings)
17. Adjournment