

Suncadia Residential Owners Association
Special Budget Meeting
Wednesday June 1, 2022- 2:30 pm
Remote via Zoom

<https://us06web.zoom.us/j/88045319527?pwd=b0h0NkR6eXhrNVg0UFg3azhxS1krUT09>

Meeting ID: 880 4531 9527

Passcode: 146323

MINUTES

1. The Meeting was called to order by the President at 2:36 pm and a quorum was present as follows:
 - a. President – Mark Thorne
 - b. Vice President – Gary Kittleson
 - c. Secretary – Bruce Chattin (at 2:45 pm)
2. New Business
 - a. Following numerous comments and questions from Owners attending the meeting via Zoom, the Board reviewed, discussed, and approved the following recommendations from the Finance Advisory Committee and Suncadia Management Company concerning 2022 mid-year budget adjustments for Quarter 3 and 4, 2022 required due to 2021-2022 Snow Removal Cost over runs depleting operating cash reserves for the following SROA properties and the Board also approved specific SROA Special Assessments to be included in the Q3 and Q4 neighborhood assessments for those owners who receive extra services (all increases are for Quarter 3 and Quarter 4, 2022 only).

HOA / Neighborhood	Current Qtr. Assessment	Q3 and Q4 Assessment	Notes – Temporary Increases will pay deficits and restore a minimum of 3.0 months of operating surplus for Fiscal Year 2023
SROA General Assessment	\$415	No Change	No change for Lodge, Trailhead Condos, Trailhead Townhomes
SROA Limited Common Area (LCA)	\$110	\$222.50	All Suncadia Single Family Homes, Miner's Camp & Prospector's Reach (Excludes Cascade Reach, Talisman. Osprey Ridge and P1 Div. 15-"Bluffs")
Prospector's Reach Village Common Area (VCA)	\$55	\$180	Snow removal in 2021/2022 exceeded budget by \$30,600
Miner's Camp	\$1000	\$1,762.50	Snow removal in 2021/2022 exceeded budget by \$37,900
Cascade Reach	\$725	\$2,075	Snow removal in 2021/2022 exceeded budget by \$35,000
Talisman	\$550	\$1,067.50	Snow removal in 2021/2022 exceeded budget by \$40,200
Osprey Ridge & River Ridge		No Change	

3. Another special open meeting of the Board and owners will be held within the next 30 days pursuant to the Governing Documents to ratify the budget amendment. A Special Meeting notice is being mailed and emailed to all owners at their address of record and any current email address provided to SROA.
4. The meeting was adjourned at 3:09 pm

Secretary – Bruce Chattin

Date