

**MINUTES OF THE ANNUAL MEMBERS MEETING OF
SUNCADIA RESIDENTIAL OWNERS ASSOCIATION**

DATE: DECEMBER 7, 2024

PLACE: SUNCADIA LODGE BALLROOM & REMOTE VIA TEAMS

President Noni Hughes called the meeting to order at 1:15 pm

Proof of Quorum

The Suncadia Residential Owners Association bylaws require a quorum of 33.3% of Voting Representatives for the Annual Meeting. Director of Community Simpkins and Secretary Bruce Chattin confirmed a quorum was present among both owners and the Board of Directors. Present members included Vice President Mark Thorne and Secretary/Treasurer Bruce Chattin.

Approval of December 2, 2023, Annual Meeting Minutes:

A motion was made to approve the minutes, and the motion was unanimously passed.

Introductions and Management Company Org Chart:

According to the bylaws, any item brought up at this meeting that is not on the published agenda, unless it is a legitimate emergency, we are not allowed to take any action on it today. Management will take note of the issue, and the board will consider it.

Board Members / Officers:

- Noni Hughes - President
- Mark Thorne – Vice President
- Bruce Chattin – Secretary

Management Staff/Suncadia Management Company:

- Edward Simpkins, Director of Community Associations, Jennifer Kramer, Deputy Director of Community Associations, Kelsey Greene-Snyder, Director of Design Review, Brandi Darnall, Owner Relations Manager, Mark Rhoton, Director of Operations, Annalisa Johnson, CFO, Graysen Cook, Design Review Assistant, Kelly Town, Compliance Specialist, Vanessa Reust, Senior Manager, Megan Huddleston, Senior Accountant, Tonie Heath, AR Specialist, Katie Daniels, AP Specialist

Historical Billing Issues Update:

Mark Thorne delivered the update, which included an explanation of the overbilling issue with Suncadia Management Company resulting in overpayments by SCC, SROA, TCVA and the resolution process underway.

2025 Budget Presentation:

Annalisa Johnson explained the budget process, including major assumptions, then the kickoff reserve study in July, discussions and contract reviews in August, and preparation in September, approvals in October, and distribution to owners in November. She also went over the reserve fund status. The summary was adopted by the Board and is considered ratified, unless a majority or a larger percentage of the Members votes to disapprove the budget in accordance with the governing documents. Since no majority was represented at this meeting, the 2025 budget is considered ratified. Annalisa answered the owner's budget questions.

Excess Membership Income Rollover Statement:

There were no objections, so any current year excess assessment income as determined by an independent audit will be rolled over and applied to the next fiscal year. This is provided by the IRS Revenue ruling 70-604.

Recap of SMC Initiatives over the past 12 months:

Edward Simpkins delivered a recap of SMC Initiatives over the past 12 months.

Update from Travis Fulton on the Owners Engagement Committee (OEC):

The report included an OEC introduction, 2024 OEC members, 2024 OEC accomplishments, opportunities for improvement, and next steps.

Suncadia Fund for Community Enhancement Update from Liz Thomas:

Liz Thomas recapped the grants that were awarded.

Report on Suncadia Forest Health and Wildfire Resiliency Initiatives:

Tucker Stevens presented an update on Suncadia Forest Health and Wildfire Resiliency Initiatives.

Report and introduction for Kristin Carlson, Public Information Office, and Savannah Davies, Wildfire Ready Neighbors Liaison:

Kristin and Savanna both presented their roles in our fire districts, and all their contact information. Their goal is to engage and educate the owners to make our homes and lands more resilient to wildfire.

Bruce Chattin provided an update and overview of the efforts underway to reduce wildfire risk in Suncadia. A home inspection program conducted by Savannah Davies (509) 859-1724 would be in place. The goal is to have 75-100 homes inspected for wildfire mitigation for fuels and other onsite combustibles and structure protection.

Introduction of Board Member Candidates and Election Results:

Mark Thorne stated that the Suncadia Associations' documents require expanding the Board of Directors from three to five members upon 50% property build-out. Candidates were Doug Beck, Jamie Fate, and Jerry Heinz. A third-party election company conducted the vote, and Doug Beck has been elected as the new board member.

Owner's Forum:

Question regarding a non-combustible siding, firewise assessments, website improvements, short-term rentals, Allied's responsibilities, and fines.

Adjournment:

Hearing no questions, Noni adjourned the meeting at 2:15.

Submitted:

Bruce Chattin

Bruce Chattin (Nov 6, 2025 09:36:34 PST)

Nov 6, 2025

Secretary – Bruce Chattin

Date