



ANNUAL MEMBERS MEETING TUMBLE CREEK VILLAGE ASSOCIATION – MINUTES

DATE: SATURDAY, DECEMBER 7, 2024

PLACE: SUNCADIA LODGE BALLROOM AND REMOTE VIA TEAMS

President Mark Thorne called the meeting to order at 4:15PM

Proof of Quorum:

Since there is no election or a ballot measure to vote on, a quorum of the owners is not required. A quorum of the Board was present. Mark Thorne, President/Chairman, Bruce Morrison, Secretary. Bruce has attested to the quorum of Board members.

Owner Approval of 2023 Annual Meeting Minutes:

A motion was made and passed by owners to approve the 2023 Annual Meeting Minutes.

Welcome:

President Mark Thorne welcomed all homeowners to the Annual Meeting.

Introduction of Directors, Officers, and Key Staff:

Board Members:

Mark Thorne, President; Ryan Hanks, Vice President; Bruce Morrison, Secretary/Treasurer; Tucker Stevens, Director; Mark Chitwood, Director

Edward introduced Management Staff –HOA / Resort:

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

Additional Corporate Team Members

Annalisa Johnson – CFO

HOA Additional Team Members

Graysen Cook – Design Review Assistant, Kelly Town – Compliance Specialist, Vanessa Reust – Senior Manager of Shared Services, Megan Huddleston – Senior Accountant, Tonie Heath – AR Specialist, Katie Daniels – AP Specialist

Agenda:

The Board voted to keep the agenda of the annual meeting to the published items and no other business shall be conducted during this meeting unless it is an emergency.

Historical Billing Issues Update:

Mark Thorne delivered the update which included an explanation of the billing issue with Suncadia Management Company in the way they were charging, roving patrol and greeters cottage and personnel. Associations were billed for years that were not fully staffed. At the time of this update, the Board consulted with their attorney and issued a demand letter. The corporate office of Lowe Enterprises has filed an insurance claim and it is still in process. This will be an agenda item for the Board in January.

2025 Budget Presentation:

Annalisa Johnson explained the overall process and assumptions, then presented the proposed 2025 budget. There was discussion about some of the proposed budget line items (legal fees and assessments). Because the required amount of owners (67%) were not present to vote to reject the budget, the Board has already adopted and it is now ratified.

Budget question from the live audience: Are the assessments now semiannual?

Annalisa responded that the answer is yes that is correct. Please ensure that you change your autopay on either Front Steps, or Comweb and if you are writing a check note the different amount.

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Excess Assessment Income Rollover Approval:

Hearing no objections, any current year excess assessment income is determined by an independent audit will be rolled over and applied to the next fiscal year, as provided by an IRS Revenue Ruling 70-604. Hearing no objection, that motion carries.

Recap of SMC Initiatives over the past 12 months:

Edward Simpkins delivered this report which included updates on internal staff member promotions to help the business flow more smoothly. They also filled and stabilized all accounting department positions for the first time in many years. They outsourced forest health and fire resiliency management to a forestry consultant, completed onsite reserve studies for all associations, completed all scheduled and deferred maintenance projects that were due in 2024, negotiated a 30% reduction on the new snow removal contract and activated the first phase of the traffic calming program with digital speed awareness signs and speed detection radar units.

Update On Tumble Creek Capital Projects:

Tucker Stevens delivered this report which included a recap of all capital projects including sound dampening in the Descend restaurant, new mailbox CBU's and a pullout space, improvements to the Great House and Hill House and improvements to the golf course. He showed photos of the landscape upgrades and the new glamping sites which will include three camping tents and a yurt for communal space.

Update On Planned 2025 Capital Projects:

Tucker Stevens delivered this report which included a recap of all capital projects including the new glamping site, new gate on Jenkins Drive, fence around the pickleball courts at Domerie Park, new path connections, golf and drive range updates, stain and painting, continue to focus on maintenance and exploring future club amenities.

Tumble Creek Club Update:

Mark Chitwood provided this report which included a reorganization of the team, progress in the golf course condition, improvements to club amenities and grounds, relocation and programming of Recreation Outpost and our selection of being the host of the Doak Cup in the middle of September 2025.

Owners Forum:

Online question from Jennifer Robison, have any contractors been fined for speeding?

Edward Simpkins reported that they have not. Because contractors work for individual owners it is their responsibility to ensure that when they are on site providing services to Tumble Creek that they abide by the rules. At this point in time, the HOA is contacting contractors to bring this issue to their attention. **Follow up question from the room, so if we have a 25MPH speed limit and we're not going to enforce it that is a double problem for people in their golf carts.** Edward expanded on the measures that they have taken to calm the speeding with radar systems and electronic signage.

Question from James Martin, can you please provide some specific on the path connections to Tumble Creek Drive trail like where and when? Tucker Stevens responded with an explanation of which neighborhoods are going to have the new connections. There are seven locations being addressed first. He also promised to follow up with an email that includes a map of the outlined connections.

Additional comment from James Martin, the Great House looks good and the sound dampening helps a lot.

Meeting Adjournment:

Hearing no further questions from those in attendance online or in person, Edward and Gary adjourned the meeting.

Submitted:

Bruce Morrison

Bruce Morrison (Nov 3, 2025 08:10:51 PST)

Secretary – Bruce Morrison

11/3/2025

Date