

Tumble Creek Village Association
Regular Board Meeting, October 27, 2025, 9-10:30 AM
Minutes

1. Meeting Call to Order – Verification of Quorum – Called to order at 9:02 AM, with 4 board members in attendance plus:
 - a. Mark Thorne, President; Ryan Hanks, Vice President; Bruce Morrison, Secretary/Treasurer; Mark Chitwood, Director; Edward Simpkins, Director of Community Associations; Jennifer Kramer, Deputy Director of Community Associations; Mark Rhoton, Director of Operations; Vanessa Reust, Senior Manager Accounting Shared Services; Megan Huddleston, Senior Accountant for HOA's; Kelsey Greene-Snyder, Director of Design Review and Residential Construction, Annalisa Johnson, CFO; Owners Doug Beck, Suzanne Cragin, Dave Anderson, Rod Fonda, Mike Butine, Mike Davitt and Helen Hong.
2. Approval of Agenda – agenda was moved and approved unanimously at 9:02 AM
3. Approval of Minutes – minutes were reviewed, approved and Mark made a motion to approve the minutes from July 28, 2025 and it was unanimously approved at 9:03 AM.
 - a. Regular Board Meeting – July 28, 2025
4. Correspondence
 - a. Speeding, Safety Concerns, and Traffic Enforcement – Management wanted to bring the letter to the attention of the board about the issues she is experiencing. The new traffic calming devices have been installed since the date of the letter, and Jennifer Kramer has a meeting scheduled with her next week.
5. Owners Forum – An owner in the room asked about the status of the upper county water conservation. Mark Thorne reported that we've had a historic draught for the past three years and during the planning of TC and Suncadia, there was an exhaustive survey of water availability. Tucker reported that we are anticipating more rainfall and a better snowpack. There was also further discussion regarding water issues and irrigation.
6. Consent Calendar – Edward provided commentary on each item, and the board moved and approved all four items unanimously at 9:12AM.
 - a. Ratify the Email Vote Regarding the 2022 and 2023 Audit Draft
 - b. Ratify the Email Vote Regarding the 2025 Tax/Audit Proposal
 - c. Ratify the Email Vote Regarding Use of Reserve Funds for Replacement of Street Signposts
 - d. Ratify the Email Vote Regarding the Forest Management Agreement
 - e. Ratify the Email Vote Regarding the Pathway Clearing and dead/unsafe tree removal
 - f. Ratify the Email Vote Regarding the TCVA Bridge Inspection
 - g. Ratify the Email Vote Regarding the TCVA Pavement Planning Plan
 - h. Ratify the Email Vote Regarding the Car barn painting approval
 - i. Ratify the Email Vote Regarding the TCVA road repairs
 - j. Ratify the Email Vote Regarding the TCVA reserve request (for road repairs)
 - k. Ratify the Email Vote Regarding the TCVA 2024 Tax Return
7. Treasurer's Report
 - a. Vanessa presented the Financial Reports Q2, 2025, which included:
Balance sheets – assets, operating cash, reserve cash, CD's, construction cash, A/R, and A/R Other. There was a question about clarifying the transponder rental and the allowances.

Liabilities, included accrued payables, refundable construction deposits (reduced due to timing of refunds), deferred revenue for Q4, and prepaid assessments, with a credit balance for B&O tax. Income tracked near budget, with fees slightly below expectations. General expenses were marginally over budget, primarily from street maintenance, though offset by savings in landscaping and snow removal. Maintenance and repairs remained under budget due to reduced landscaping costs, offset by higher gate and lake maintenance. Utility costs exceeded the budget due to increased power rates. Q3 reserve contribution of \$123K was completed, with roughly half of the year's reserve spending covered by interest income. Cabin income was under budget due to higher legal and collection fees, and \$9K of the \$25K reserve contribution was completed. Accounts receivable improved, with seven owners past due and 88% of balances over 90 days in active collection.

- b. Vanessa presented the 2026 operating budget following the finance committee review. Key discussion points included a 4% assessment increase, a proposed small project DRC fee, and clarification on design and personnel cost increases. The 21% rise in personnel expense was attributed to forecasted growth, while an 8.3% tax and Allied's renewed three-year contract led to higher patrol costs. Mailing costs of \$5.4K were noted as a legal requirement. Questions were raised regarding the new transparency act, tree removal, and reallocating \$10K from landscape installation to parks and path maintenance. Utilities increased due to higher rates, and snow removal rose 5%. Reserve spending of \$415K was approved for forest health, with discussion emphasizing the use of reserves for maintenance and replacement needs. The cabins budget reflected moderate snowfall and increased utility expenses. The budget, with all proposed changes, was unanimously approved at 10:09 AM.
- 8. Edward presented the Management Report, which is included with this report.
- 9. Owner Committee Update: Management is considering asphalt proposals for the mailbox area and new paths, along with improved lighting and security measures like a monitored camera. Water rights and current restrictions are also being discussed. Brandi is handling an increase in insurance inquiries, while several traffic calming warning letters have been issued, but no fines have been issued yet. A request has been made to FrontSteps to fix billing statements. Mark T updated the board on the insurance overbilling issue and will draft a demand letter to be sent before the annual meeting.
- 10. Unfinished Business N/A
- 11. New Business
 - a. There was a question about the Bullfrog overpass and the DOT's replacement plans. The board is currently unaware of any state plans. Mark Thorne said he would contact our contacts today.
- 12. Adjournment at 10:25 AM.

Submitted:

Secretary – Bruce Morrison

Date



To: Tumble Creek Village Association Board of Directors

From: Edward Simpkins – Director of Community Associations

Cc: Suncadia Management Company

Date: October 27, 2025

Re: Community Associations Staff Report

Suncadia Management Company

Edward Simpkins, Director of Community Associations

Jennifer Kramer, Deputy Director of Community Associations

1. The Tumble Creek Village Association Owner Satisfaction Survey was distributed to 364 Owners on 9/29. As of 10/13 we had 82 (22%) surveys completed in 14 days. This response is on pace with what we saw with the Suncadia survey, for that same period of time. We also expect to see a similar total response as with the Suncadia survey of 44% for the Tumble Creek survey by their 10/24 deadline. With frequent reminders to those that have not completed their survey from both Zogby Analytics and SMC, we are confident of having valid Owner participation. Once we have the final report back, we will schedule a meeting with Jonathan Zogby to review the data with the Board. It is our intention to share the results of the survey at our annual meeting of the Owners on December 6th.
2. Our Forest Management Steering Committee, Consulting Forester and Forestry Contractors are finalizing our Forest Health and Fire Resiliency work for 2025. As such, we will have accomplished forest floor fuels reduction and canopy thinning treatments of over 250 acres this year. Compared to prior years, this is more than double the number of acres treated. With a total budget of \$550,00 for the year, we made significant progress in catching up with our Land Stewardship Plan.
3. The Uplands Clubhouse and amenities received their Certificate of Occupancy on 9/23. Since that time, we have been working with the contractor and Owners on activation of the facilities. Although we still have a punch list of items to be completed before turnover to the Association, Owners have been able to access the Clubhouse and Pickle Ball Court. Unfortunately, we have had some delays in opening the pool and spa due to equipment and water chemistry issues. As of this writing we are hopeful to have the pool and spa in service by 10/15. As an aside, John Crowley and Central Washington University have had two successful lecture series engagements in The Uplands Clubhouse. With active



adult community enrichment programs such as lifelong learning series, we are off to a great start with programming at The Uplands.

4. Over the past year, our Noxious Weed Program has focused on identifying, treating, and monitoring invasive plant species throughout the community. We have treated both private properties (250 owners have signed up for treatments, with more requesting service as our crews make their way through neighborhoods) and common open spaces. Since the beginning of development, we have seen a measurable decrease in noxious weeds across the community. Moving forward, we plan to make additional passes through open spaces and continue targeted treatments to ensure all noxious weeds are addressed. By combining ongoing monitoring, preventative measures, and education for property owners, our program continues to protect the health, biodiversity, and aesthetic value of our landscapes.
5. In conjunction with the Lodge room refresh, the LMCA has engaged a contractor to powder coat the balcony railings for each unit including those that are not participating in the room refresh project. With this work being done simultaneously with the room refresh, we will be able to do the railings without an additional delay in returning the units back into service. Since this is a financial responsibility of each Owner, we have been working with LRCA and their management company on notification of the work as well as requesting access to the units that are not participating in the room refresh. The room refresh and balcony projects are scheduled to continue through mid-January.
6. A Call for Candidates went out in September for SROA, Trailhead Townhomes, and UOATH Board Members. As of 10/17 we only have one contested election (Suncadia Residential Owners Association) requiring a vote of the Owners.

Design Review and Compliance

Kelsey Snyder, Director of Design Review and Residential Construction

1. The committee has reviewed 5 Preliminary Designs and 14 Final Designs for Suncadia and has conducted 4 Pre-Design Meetings this past quarter. Construction has commenced on 21 new homes, 9 of which took place in Tumble Creek. Current Completed homes in Tumble Creek are 250.
2. Kelsey's primary focus has been on introducing an proposal to establish a fee structure for small projects and remodels. Implementing this structure will help the team better capture ongoing work throughout the community, maintain awareness of project activity, and improve overall revenue flow.
3. Kelsey also pivoted direction on the Design Guidelines update, shifting efforts toward enhancing and expanding sections related to Firewise planning. Following several productive meetings with the Fire Marshals, updates have been made to align with WUIC code requirements, strengthening community safety and compliance.



Graysen Cook, Design Review Administrative Assistant

1. In my role as DRC Administrative Assistant, I work closely with the Design Review Committee to support the review and implementation of community guidelines. I am actively involved in reviewing color boards and onsite mock-ups, while continuing to stay current with the recently updated design guidelines. I conduct regular site visits and collaborate with the committee to address homeowner change requests. To aid in the review process, I schedule recurring monthly site visits focused on reviewing color boards, assessing necessary revisions on site, and completing final inspections.
2. I manage several ongoing projects involving minor landscape changes that require committee review. All submissions are processed through the Design Review system, where I ensure projects are properly logged, sent to the committee for feedback, and tracked through completion. I also work directly with homeowners to communicate needed revisions and help guide their projects through the approval process.
3. I also coordinate tree-related requests from homeowners, including site visits with our consulting forester. After each visit, I prepare and send formal letters summarizing the findings and outcomes.
4. Recently, I took on the role of Certified Erosion and Sediment Control Lead (CESCL). In this role, I'm responsible for water sampling and ongoing stormwater monitoring on construction sites to ensure environmental compliance.
5. In addition, I manage special event parking pass requests. I work with homeowners to process and issue passes that include event dates and property addresses, while maintaining accurate records and ensuring easy pickup.

Community Operations, Grounds Maintenance and Parks

Mark Rhoton, Director of Operations

Courtney Askevold, Assistant Director of Operations

1. Road Work: We will be scheduling catch basin clean outs throughout the area, please watch for work crews that will be blocking lanes while they complete the catch basin cleaning.
2. Snow: We will be starting to install the snow poles around all utility vaults and along the roadways getting prepared for upcoming snow season.
3. Landscaping - Landscaping crews have been out there cleaning up the TC roadways at least twice a week and continuing to maintain the parks, bicycle and walkway paths and the main entrance to Tumble creek - If you have noticed, the decorative planter/pots have been installed along with some colored landscaping at the caretaker's cottage entrance. They continue to keep the parks, entries and roadways looking great for all to enjoy.



4. Roads: Portable speed readers are being left out as long as possible at focused areas in hope of reducing the speeding in those areas and helping to keep the speed down as the traffic flow is increasing. Please watch your speed out there as the wildlife and our guests are out enjoying the trails, paths and parks.
5. Signage: Wildlife and animal crossing signs have been installed, as they are traveling across the resort in large groups now - please drive slowly in these areas and watch for the little ones out there. The wildlife is out and exploring the resort and doing some people watching. Additional signage (stop ahead, gold carts on road) have been installed.
6. Yard waste: Fire-wise yard waste is now winding down and scheduled for stopping (October 14th). Please remember that this service is for fire wising only and is not intended green waste from regular yard maintenance.

Community Compliance and Standards

Kelly Town, Compliance Specialist

1. In Q3, a total of 59 compliance violation notifications were issued to homeowners in Tumble Creek. Follow-up notifications and fines are not included in the totals below. The breakdown of these notifications is as follows: 27 Speeding, 10 Mowing, 12 Parking, 1 non-compliant exterior lighting, 3 prohibited vehicles parked in driveways, 2 unscreened hot tubs, 1 Failure to maintain grounds, 2 Portable Sports Structure, 1 outside storage
2. We are currently focused on improving compliance regarding speed limits. We are issuing warnings to homeowners and contractors who exceed the posted speed limit by 10MPH or more. Parking regulations also remain a priority. Compliance tours are ongoing, and any identified issues will be addressed promptly.

Controlled Access and Patrol Services

Derek Coffinger, Account Manager-Suncadia

1. We reported a total of 195 events related to parking, and speeding and reckless driving during the third quarter at Tumble Creek. These events increased by roughly 30% from Q2, which is expected considering the time of the year.
2. There was a total of 73 parking violations. We believe this number is not as high as previous years during Q3 because there is not as much contractor activity down in the Domerie Park neighborhoods. Contractors have also done a much better job of keeping their vehicles parked on their construction sites, off the street.
3. We reported a total of 122 careless and reckless driving, and speeding violations. This number more than doubles Q2 totals. Patrol spent many hours attempting to calm speeding around the Tumble Creek Bridge, which is where we have had a lot of near miss accidents, from vehicles swerving into oncoming lanes. We have also spent a significant



amount of time down near Domerie Park, which is another area where we have received multiple complaints. We predicted this number to drop for Q3 during Q2 due to the amount of time we spent dealing with parking-related issues. That was not the case.

4. In total, Allied Universal Security Service staff reported 414 events and incidents during the third quarter.

Communications and Owner Relations

Brandi Darnall, Owner Relations Manager

1. Insurance: All insurance renewals for 2025 have been completed. To remain proactive, we are currently mid-term marketing policies for associations that experienced significant premium increases during their 2025 renewals. Additionally, I continue to collaborate with LOWE and Hyatt to gain a comprehensive understanding of the blanket policy covering both the Suncadia Residential Owners Association and the Suncadia Community Council for property and liability coverage.
2. Communications: Recent enhancements have been made to the Community Associations website, with a focus on improving user experience and accessibility. I have also met with the Real Estate Team to better understand their needs in facilitating more effective HOA-related conversations with prospective homeowners.
3. New Owner Outreach: Over the past few months, I have shifted our approach to new owner engagement by initiating personal phone calls, moving away from a reliance on mailed materials. This personal outreach aims to build rapport early on and encourage new owners to feel comfortable reaching out with any questions or concerns.