

Tumble Creek Village Association
Regular Board Meeting, July 28, 2025, 9-10:30 AM
Real Estate Sales Center, Discovery Room or via MS Teams
Minutes

1. **Meeting Call to Order** – Verification of Quorum – Called to order at 9:00 AM, with 4 board members in attendance (Tucker was not present) 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; Annalisa Johnson, CFO; Owners Dave Anderson, Rod Fonda and Laura Haddad.
2. **Approval of Agenda** – Agenda was moved and approved unanimously at 9:01 AM
3. **Approval of Minutes** – Minutes were reviewed, approved, and Mark made a motion to approve the minutes from April 28, 2025, and it was unanimously approved at 9:01 AM.

- a. Regular Board Meeting – April 28, 2025

4. **Correspondence**

- a. Engrossed Substitute Senate Bill 5129: Key Updates and Effective Dates – The board and owners should know that this bill will change how HOAs operate, but will not be effective until 2028. We will be working now until then to ensure that we are compliant. Edward reported that we are already compliant with the items going into effect.
5. **Owners Forum** – Dave Anderson raised a concern about heat pumps in relation to Engrossed Substitute Senate Bill 5129, highlighting an error that references “EV charging station” instead of heat pumps in the Inspection Costs section. Our attorneys will correct this.

Rod Fonda addressed issues with bikes, e-bikes, and unleashed dogs near Paintbrush Lakes, where increased traffic has been observed. The proximity of the path to homes and wildlife raises concerns. A recommendation was made to enhance signage regarding trail restrictions. Additionally, the enforcement of the no-unleashed-dogs rule remains a challenge. Mark Thorne suggested the creative group design improved signs for board review. Edward noted the difficulty in spotting electronic leashes from a distance, and a proposal was made to designate a portion of Domerie Park for off-leash dogs.

6. **Consent Calendar**- the board moved and approved all four items unanimously.
 - a. Ratify the Email Vote Regarding the Approval of TCVA Street Crack Fill Recommendation
 - b. Ratify the Email Vote for Re-Striping the Streets in Tumble Creek Using Reserve Funds
 - c. Ratify the Email Vote Regarding Big Country Snow Removal Proposal
 - d. Ratify the Email Vote Regarding TCVA Resolution 211B

7. **Treasurer's Report**

- a. Financial Report Q2-2025
 - b. A/R Collection Status Report
Vanessa presented the Financial Reports Q2, 2025, which included:
 - i. Balance sheet, assets, cash, reserve, CD interest, Construction Deposits, A/R, A/P, Income, Expenses, Utilities, R&M.

8. **Management Report**- Edward presented the Management Report, which included
 - a. Staff Report:
 - b. Discussion of DRC Fee Structure Proposal for 2026 – In preparation for the 2026 budget, we've reviewed the DRC program and noted an increase in remodels affecting solid waste and other fees. We're working on a new fee structure to address this as properties age.

9. **Tumble Creek Advisory Committee Report** – Bruce presented the report, which included:

- i. The main issue was parking

10. Unfinished Business

- i. None, but there was a follow-up question about bikes and scooters on the path

11. New Business

- a. Discuss, Deliberate, and Act Upon the TCVA Forest Management Agreement
- b. . Moved and approved unanimously.
- c. Discuss, Deliberate, and Act Upon the Request for Reserve Funds for Vegetation Management of Riparian Creeks – Moved and approved unanimously.
- d. Discussed and approved the use of reserve funds for the Jenkins Drive Cabin demolition and site cleanup for firewise safety. Unanimously approved.
- e. Discussed and approved the request for reserve funds for the Lake Ann aerator pump service. Approval granted to use reserve funds and move the replacement date from 2028 to 2025, and unanimously approved.

- 12. Adjournment at 10:10 AM.

Submitted:

Bruce Morrison

Bruce Morrison (Nov 17, 2025 13:50:38 PST)

Secretary – Bruce Morrison

Nov 17, 2025

Date

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Final Audit Report

2025-11-17

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 Signer bmorrisson360@gmail.com entered name at signing as Bruce Morrison

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