

MINUTES OF THE 2025 ANNUAL MEMBERS MEETING OF SUNCADIA RESIDENTIAL OWNERS ASSOCIATION

DATE: DECEMBER 6, 2025

PLACE: SUNCADIA LODGE BALLROOM & REMOTE VIA TEAMS

President Noni Hughes called the meeting to order at 2:31 pm.

Proof of Quorum

The Suncadia Residential Owners Association bylaws set the Annual Meeting quorum at 33.3% of the members or “Voting Representatives” when elections are to be conducted or other ballot measures brought before the members. Director of Community Associations Edward Simpkins attested that a quorum of the owners was represented. Noni Hughes attested that we also have a quorum with the Board of Directors.

Board Members / Officers present:

Noni Hughes – President; Mark Thorne – Vice President; Bruce Chattin – Secretary
Tucker Stevens- Director and Doug Beck- Director

Management and Staff present

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; Annalisa Johnson, CFO, Vanessa Reust, Senior Accounting Manager Shared Services, Megan Huddleston, Senior Accountant

Approval of December 7, 2024 Annual Meeting Minutes:

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

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 take it under consideration at the next quarterly meeting.

Update on the Historical Billing Issue:

Mark Thorne provided the status and current update on the Billing error issue that took place from 2009 – 2021 and was discovered in late 2023. The issue is currently in settlement discussions with Insurance companies. This process typically results in lengthy

delays. Although delayed, the billing error and amount has not been denied. The Board approved a demand letter issued by Suncadia legal counsel to the management company and related parties with the additional demand interest be added to the \$2.4m amount beginning with initial legal counsel correspondence in April 2024. A deadline for payment of March 1, 2026, was included. No response has been received, and the Board is preparing a third demand letter to be sent with additional conditions. Mark anticipates this to be resolved this year.

2026 Budget Presentation Synopsis:

Vanessa Reust outlined the budget process. SROA general assessments are staying the same in 2026 and \$1,040 semi-annually. LCA assessments are increased by 14% due to increases in insurance, management labor and other related increases. LCA snow removal forecasts a 5% increase. Village budgets are largely affected by increases in labor costs during heavy snow years.

Significant changes to expense categories include;

Maintenance and repairs is increasing by \$29K from the forecast.

A decrease of \$18k in owner events, due to anticipated additional sponsorship funds
SCC assessments are increasing slightly by \$3.5K or 0.1%. The assessments are staying relatively flat until 2025 due to 2025 budget savings.

\$4k decrease in General expenses due to lowering collection expense from the 2025 forecast due to continuing collection success using a dedicated collection specialist reducing external collection expense.

Contingency forecast for unforeseen costs is budgeted at \$15K for 2026 an increase from \$5K in 2025 budget to have an adequate allocation for expense totals.

The full budget overview presented as adopted by the Board is available at: Suncadia Community Association.org. <https://suncadiacommunityassociations.org/suncadia-residential-owners-association-sroa/> Accounting / Financial Tab / SROA General Owner 2026 Budget

The 2026 SROA budget was adopted by the Board and is considered ratified unless a majority or larger percentage of the Members vote to disapprove the budget in accordance with governing documents. The budget has not yet been ratified due to an omission in the packet. New packets will be mailed out to all homeowners, and a meeting to ratify the budget will be held on Monday, December 29th

Budget questions:

There was a question about prior years' revenue loss for the DRC program. Vanessa confirmed that overall, the program covers these losses. A suggestion was made to create a separate budget category for the DRC. Annalisa offered to meet with the owner and provide the accounting data to explain how these calculations are determined as presented.

Overbilling Question

Regarding the \$2.4M insurance settlement and its allocation. Mark Thorne indicated that the Boards of Directors would decide on the spending and seek owner feedback, though reaching a consensus is unlikely. Inquiries included why the money wouldn't be refunded to overbilled owners, the discrepancy between total refund amounts (\$2.8M vs. \$2.4M), the discovery timeline (end of 2023), consideration of potential damages including interest during this two-year delay period. The association attorney noted that finding, locating, and calculating refunds to original owners no longer in the community is complicated due to the extended and elapsed timelines involved.

Excess Membership Income Rollover Statement:

Hearing no objections, the ability to move 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. The motion carried at 1:03PM.

Homeowner Satisfaction Survey Report:

Jonathan Zogby provided an update on the Suncadia Homeowner Satisfaction Survey. We had a 47% response rate (593 / 1250), which is outstanding. Sample strengths homeowners mentioned were: overall Suncadia character, nature, trails and pathways, felt safe. Sample concerns mentioned; Growth and governance; (balanced), Waste management, STRs (noise, parking, over occupancy). ***Provide a link to the Exec summary of the survey as reported by Jonathan and attach.***

Suncadia Owners Advisory Committee Update:

JP Perugini; SOAC Chairman inquired how many were aware of the Advisory Committee and the committee's role and operations. He thanked Val O'Leary for her contributions to the Finance committee. The committee received a new charter in April 2025 and initially focused on the owner picnic. They have established a working relationship with Board members and homeowners, proposing a "Short Term Rental Summit" for Spring 2026. JP summarized the 2025 owners picnic, commending all sponsors, and emphasized the goal

of getting owners to use the new email (soac@suncadia.com) to enhance SOAC awareness.

Suncadia Fund for Community Enhancement Update from Jim Becker. The Fund, financed through real estate resale transactions, allocates 80% for Suncadia events and amenities and 20% for non-profits in Roslyn and Cle Elum. Board members include Karen Hauck-Porter, Tucker Stevens, Annalisa Johnson, Jim, and new member Jim Mendenhall. Over nine years, \$2M has been distributed, with a \$185,000 budget for 2026 grants. Jim also discussed this year's grants and event sponsorships.

Report on Suncadia Forest Health and Wildfire Management Program Update:

Tucker Stevens provided an update on the Land Stewardship Plan, focusing on 3,400 acres of conservation easement lands. They spent \$750K for 280 acres in 2025 and plan to allocate \$1M for 330 acres in 2026. Updates to homeowner standards are expected next year.

Bruce Chattin reported on the wildfire meeting from May, noting that 123 properties had been inspected for wildfire readiness by September, and presented the work group's effort through December. The Board approved a July Board motion to create a "Wildfire Management Program," and efforts have been underway to define fuel reduction strategies, relationships with insurance resources, and fire mitigation professionals.

He introduced Chris Martin from Blue Pine Fuels, who showcased ideas for the Wildfire Mitigation Operations Hub and efforts to increase homeowner risk awareness of their site(s) and ability to be defended in the event of a wildfire incident.

Chief Lowe from FD7 emphasized the importance of community partnerships in wildfire prevention.

SROA Board Candidates and Election Results:

The two candidates were Bruce Chattin and Tom Miller. The election was held through a third-party election company and the results were delivered on December 05. Bruce Chattin has been re-elected as 1/2 SROA homeowners board representatives.

Owner's Forum:

Question from the room: With regards to wildfire management, we'd like to request an extension for yard waste pickup into September. Tucker reported that the board will look into doing that.

Question from the room: If a massive fire enters Suncadia, years ago we heard about the sprinklers on the golf courses going on. Is this true? We found that PSE will shut off power in the event of a fire. Tucker reported that there are backup generators for the fire systems. He said that the board can follow up with the fire chief and find out. The irrigation system is separate from what would be used for fire suppression.

A homeowner asked about handling insurance issues related to setbacks on lots. They inquired if homeowners could enter these setbacks for cleanup to align with national standards recognized by insurance companies. Tucker noted that the DRC has updated guidelines for defensible space and advised contacting the DRC before starting any cleanup.

Adjournment:

Hearing no questions, Noni adjourned the meeting at 4:03 PM.

Submitted:

Secretary – Bruce Chattin

Date