

**Suncadia Residential Owners Association**  
**Budget Ratification Board Meeting**  
**December 29, 2025 – 11:00 a.m. -12:00 p.m.**

**MINUTES**

1. Meeting Call to Order – Proof and Verification of Quorum – verified and called to order at 11:03 AM.
  - a. Noni Hughes, President; Mark Thorne, Vice President; Tucker Stevens, Board Member; Bruce Chattin, Secretary/Treasurer; Doug Beck, Board Member; Edward Simpkins, Director of Community Associations; Jennifer Kramer, Deputy Director of Community Associations; Owners: Debbie Landrie, Fred Mattison, Dale Swindler, Fred Correnti, Steve D, Hawes, Phil Isle, Tom Miller, Jeff, Vicky Monteagudo, Glenda Swindler, Danette Paton, Jerry Heinz, George McKeefry. Marianne K
2. Approval of Agenda – Approved at 11:04 AM.
3. 2026 Budget Ratification – Noni explained the ratification process to those in attendance. The budget is ratified unless a majority or a larger percentage votes against it by 67%. As of 12/29/25 at 11:06 AM Pacific, there were 3 proxy votes plus 5 others to reject the budget. Since this number did not meet the requirement, this budget has been adopted by the board and is considered ratified. Approved at 11:06AM.
4. Owner Open Forum:
  - a. Phil Isle from 890 Snowberry Loop – his comment was simply a vote against ratifying the 2026 budget.
  - b. Tom Miller raised questions in December about Design Review funding, noting a long-standing deficit between Design Review Fees and Assessments. He wants to know the total deficit and its duration. Since design review benefits the entire community, he questions why not all owners are contributing. Mark Thorne mentioned that Annalisa is still addressing Tom's accounting queries regarding the legal payments. Further follow-up may be needed in January.
  - c. Doug Beck asked about follow-up for construction debris and whether the board plans to discuss philosophical questions. Mark Thorne stated that they are reviewing legal and financial documents for independent legal input before responding. He emphasized the need for the board to review all questions and answers collectively before publishing them for all owners, an idea that those present agreed was a good one.
  - d. Jerry Heinz asked if owners could begin receiving end-of-year balance sheet reports? Noni reported that this would be a question for Finance, and we will follow up in January. He also asked for an update on the Property Management Fee overcharge to SROA. Mark Thorne provided the update that he gave at the annual HOA meeting.
5. Adjournment – aside from answers to today's questions asked and the follow-up for those, and hearing no other questions, the meeting was adjourned at 11:19 AM.