

Suncadia Residential Owners Association
Regular Board Meeting
The Lodge at Suncadia, October 24, 2025 – 11:00 a.m. -12:30 p.m.

MINUTES

1. Meeting Call to Order - Verification of Quorum – verified and called to order at 11:00 AM.
 - a. Noni Hughes, President; Mark Thorne, Vice President; Bruce Chattin, Secretary/Treasurer; Board Member; Doug Beck, Kerie Swepston, Senior Director of Finance; Edward Simpkins, Director of Community Associations; Jennifer Kramer, Deputy Director of HOA Associations; Derek Coffinger, Account Manager Allied; Megan Huddleston, Senior Accountant; Vanessa Ruest, HOA Accounting Manager; Graysen Cook, HOA Administrative Assistant; Jordyn Evanger, Property Manager; Sarah Stills, Property Manager; and Owners: Scott Connell, JP Perugini, Bill Campbell, Debbie Landrie, Kelly Town, Tom Miller, Chris Collins, and Scott McGee
2. Approval of Agenda – approved at 11:01 AM.
3. Approval of Minutes – motion to approve the July 25, 2025, minutes, and it was voted unanimously at 11:01 AM
 - a. Regular Board Meeting July 25, 2025
4. Correspondence N/A
5. Val O’Leary, Finance Committee Resignation. We appreciate and thank her for all of the great service.
6. Owners Forum
 - a. JP commented on the status of the damaged Bullfrog overpass.
7. Consent Calendar: Edward gave an overview of each item on the calendar. There was a follow-up question if the Pavement Management Plan has selected a consultant and recommendations being implemented. Edward confirmed yes.(moved and approved unanimously at 11:07 AM)
 - a. Ratify the Email Vote for the Suncadia Resort SCC Forest Management Agreement
 - b. Ratify the Email Vote for the SROA 2024 and 2025 Audits
 - c. Ratify the Email Vote for the SROA Pavement Management Plan Reserve Expense
 - d. Ratify the Email Vote for the SROA 2023 Audit Draft
 - e. Ratify the Email Vote for the SROA Cash Investment Recommendation
 - f. Ratify the Email Vote for the 2024 Tax Return Filing
8. Treasurer’s Report –
 - a. Financial Reports Q3 – 2025 – Vanessa shared the Q3 financial report, which included the balance sheet, assets, liabilities, income statement for the general fund, LCA income statement, Reserves income statement, and neighborhood statements.
 - b. A/R-Collections Status Report - A/R aging (which included some discussion around the collection process and past due accounts).
 - c. Discuss Proposed New Budget for 2026 – Vanessa presented the details of the budget, including the semi-annual assessments. She also shared the general fund income statement. with an overview and highlights for the villages but did not go into each one. Doug had a question about the SCC budget and has requested more in-depth meetings to ensure that the associations are

aligned. He would like to see what we are getting for the \$3.3M contribution and feels that SROA should be included and have a voice in prioritizing projects and determining what gets done. He would also like to see an executive summary. The board moved and approved with 3 votes and 1 vote abstained to adopt the budget with additional transparency to the SROA contribution to the SCC budget at 12:02 PM.

- d. Doug voiced his concern about policing the DRC fees and requested clear communication to owners. The board moved and unanimously approved the proposed Design Review Fees at 11:39 AM.

9. Management Report

- a. Staff Report – Edward shared the report, which included the Owner Satisfaction Survey, Forest Management Committee work, the Uplands, Noxious Weed Program, LMCA balcony railing powder coating project, and the call for candidates for three boards in September.

10. Committee Reports

- a. Suncadia Owner Advisory Committee – JP sent a quarterly report to the board which was included in the meeting packet, and also asked the board to review and vet the new committee member, and they approved. Brandi is helping set up a mailbox for the committee so that the members don't need to use their personal emails. He talked about holding an informal quarterly meeting. He asked the board to review and vet David Gusdorf, and they approved. They suggested doing an owner event at Suncadia Social before the official grand opening or christening party. The board also recommended a meet and greet with the SunSo vendors.
- b. Forest Health and Fire Resiliency Initiatives – Bruce provided an update on their progress with the wildfire program. They have completed over 120 inspections this year, but not many people have acted on the inspection items. The committee will be bringing an update to the December Owners Meeting.

11. Unfinished Business

- a. Mark Thorne provided an update on the overbilling insurance claim. Legal counsel suggests writing a letter of demand to prompt the insurance company to pay out the claim. The board moved and unanimously approved having Mark draft the demand letter at 12:33 PM.

12. New Business – none

13. Owner's forum:

- a. Tom Miller requested an update on the overbilling insurance claim. Mark will check with legal for the amount, and the board will decide on the settlement payout. Tom noted ongoing issues with the website and communications overall, with no real improvements over the past year, and suggested needed improvements, citing incorrect information on FrontSteps as critical. Edward mentioned management is working on improvements, but progress has been slow. Continued efforts to provide updates to owners will take place.
- b. Bill Campbell expressed concern over the amount of time spent going over the minute details of the budgets versus strategic discussions about the community itself and some of the current issues facing owners.

14. Executive Session (cancelled)

15. Adjournment – Meeting adjourned at 12:45 PM.

Submitted:

Bruce Chattin

[Bruce Chattin \(Feb 12, 2026 23:46:50 PST\)](#)

Secretary – Bruce Chattin

Feb 12, 2026

Date

3.a SROA Minutes_10242025Final

Final Audit Report

2026-02-13

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