

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 anager 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 Carbarn 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: Bruce Morrison
Bruce Morrison (Feb 11, 2026 19:47:57 EST)

Bruce Morrison
Bruce Morrison (Feb 11, 2026 19:47:57 EST)

Secretary – Bruce Morrison

Feb 11, 2026

Date

TCVA Board Meeting Minutes_10272025final

Final Audit Report

2026-02-12

Created:	2026-02-11
By:	Jennifer Kramer (jkramer@suncadia.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAncVwE8kwyxaiNn_FPLqtSQL1re9qICBS

"TCVA Board Meeting Minutes_10272025final" History

-  Document created by Jennifer Kramer (jkramer@suncadia.com)
2026-02-11 - 11:36:42 PM GMT
-  Document emailed to bmorrison360@gmail.com for signature
2026-02-11 - 11:37:00 PM GMT
-  Email viewed by bmorrison360@gmail.com
2026-02-12 - 0:47:26 AM GMT
-  Signer bmorrison360@gmail.com entered name at signing as Bruce Morrison
2026-02-12 - 0:47:55 AM GMT
-  Document e-signed by Bruce Morrison (bmorrison360@gmail.com)
Signature Date: 2026-02-12 - 0:47:57 AM GMT - Time Source: server
-  Agreement completed.
2026-02-12 - 0:47:57 AM GMT