

**SUNCADIA RESIDENTIAL OWNERS ASSOCIATION
141 FIREHOUSE ROAD
CLE ELUM, WASHINGTON**

**MINUTES OF THE BOARD OF DIRECTORS MEETING
HELD AT THE LODGE AT SUNCADIA, BARICH ROOM
JANUARY 23, 2026, 11:00 A.M.**

MEMBERS:

Mark Thorne	Interim President
Bruce Chattin	Secretary/Treasurer
Tucker Stevens	Director
Doug Beck	Director
Lathan Wedin	Director

MANAGEMENT:

Edward Simpkins	Director of Community Associations
Jennifer Kramer	Deputy Director of Community Associations
Vanessa Reust	Senior Manager Accounting Shared Services
Annalisa Johnson	CFO
Brandi Darnall	Owner Relations Manager
Graysen Cook	Design Review Administrative Assistant
Derek Coffinger	Account Manager, Suncadia
Kelsey Snyder	Director of Design Review and Residential Construction
Megan Huddleston	Senior Accountant

GUESTS:

Ira Astrachan	Owner
Ali Astrachan	Owner
Rob Wilson	Owner
Carol Wilson	Owner
Mikal Eide	Owner
Jack Bliss	Owner
George McKeefry	Owner
JP Perugini	Owner
Mike Sandsmark	Owner
Valerie Oleary	Owner
Paul	Owner
Fred Correnti	Owner (via teleconference)
Bill Campbell	Owner (via teleconference)
Diana McGee	Owner (via teleconference)
Tom Miller	Owner (via teleconference)
Chris Collins	Owner (via teleconference)
Jackie Wilsey	Owner (via teleconference)
Steve Dowd	Owner (via teleconference)
Gary McGrath	Owner (via teleconference)
Kellene Gilbrough	Owner (via teleconference)
Bethany Young teleconference)	Recording Secretary, Minutes Solutions Inc. (via

1. **CALL TO ORDER**

There being a quorum present, and adequate and proper notice of the meeting having been given, the meeting was called to order at 11:00 a.m.

2. **APPROVAL OF AGENDA**

The agenda was approved at 11:02 a.m. with the following changes: Agenda Item 11.2 was tabled and the topic of declarant appointment of Board members was added.

3. **APPROVAL OF MINUTES**

On a motion duly made and seconded, it was resolved to approve the minutes of the Board of Directors meeting held on October 24, 2025. Motion carried at 11:03 a.m.

4. **OWNERS FORUM**

Ira Astrachan stated that the constant delays in returning money overcharged to owners reflects poorly on Management.

Mark Thorne noted that this item is on the agenda.

Chris Collins asked if the water supply from the treatment plant to the property was part of the application to extend the development agreement with the County.

Tucker Stevens explained that the pipe, owned by the city, is separate from the development agreement. Management continues to work with the city to address the replacement of the pipe.

Bill Campbell stated that based on submitted feedback, the public almost unanimously supports pausing the decision on extending the development agreement until there is an analysis of compliance. He urges the Board to represent the owners' interests to the County.

Mark Thorne explained that the decision is a developer issue, not an HOA topic. There will be a public hearing on the matter on February 3, 2026.

5. **CORRESPONDENCE**

5.1 **SROA Nominating Committee Recommendation**

The Committee shared actions taken in their process to elect a new member to the SROA Board in 2025.

5.2 **Suncadia Owner Satisfaction Survey Report**

The survey report was presented to the Board in 2025 and included in the Board packet.

5.3 **WUCIOA Resource Guide**

ACTION – Jennifer Kramer will send the WUCIOA Resource Guide to the Board as a separate document.

The Board met with counsel to discuss provisions in the *Washington Uniform Common Interest Ownership Act* (WUCIOA) that the Board will need to comply with starting in 2026. The Board expressed difficulty in downloading the meeting package and requested the Resource Guide be sent as a separate document.

6. CONSENT CALENDAR

There were no items requiring ratification.

7. TREASURER'S REPORT

7.1 Financial Reports Q4 - 2025

Vanessa Reust presented the Q4 2025 financial report, including assets, liabilities, equity, and reserves as of December 31, 2025. She explained line-item variances and compared the actual amounts to the budget forecast. SROA was under budget in expenses and over budget in income, placing the Association in a strong cash position for 2026. The maintenance and repair line item was updated after the Board packet creation to include a \$28,000 expense for emergency tree removal for 60 trees blocking roads and trails after a recent windstorm.

7.2 A/R-Collections Status Report

Vanessa Reust reported that as of December 31, 2025, there were 38 owners in arrears with a total of \$81,000 past due. This is a significant decrease from the 700 owners in arrears in December 2023.

Management has been advised that changes to the WUCIOA necessitate caution before sending out notice of delinquency and moving forward with collection actions. Board action will be required for delinquent accounts. Vanessa Ruest will contact the Board the week of January 26, 2026.

7.3 2026 SROA and Talisman Reserves Schedule

Edward Simpkins reported that Management is reviewing the reserves schedule for 2026 to determine which items are needed and which can be deferred. Management will provide the Board with the necessary requests for approval.

8. MANAGEMENT REPORT

8.1 Staff Report

ACTION – Management will provide the Board with the Director of Operations position description.

The Staff Report was included in the Board packet. Edward Simpkins responded to a Board question explaining that Mark Rhoton, Director of Operations, left in November 2025 and the vacant position lowered personnel costs in 2025. Management is in the process of filling the position.

9. COMMITTEE REPORTS

9.1 Suncadia Owner Advisory Committee

The committee is revising plans for the short-term rental project scheduled for Q1 and Q2 of 2026.

9.2 Forest Health and Fire Resiliency Initiatives

Tucker Stevens reported that Jason Emsley has been hired as Consulting Forester. Projects for 2026 include continuation of work in Stream C, work on smaller parcels in the community,

and addressing Tumble Creek areas on the edge. Tucker Stevens answered a Board question on the percentage of work completed. He explained it is cyclical work that is difficult to quantify. However, Phil Hess will have an updated Land Stewardship Plan by 2027 that will provide history on what was done in the last 15 years and what treatments are needed in the future.

9.3 Wildfire Management Program

Bruce Chattin reported that the Wildfire Management Program group is focusing on triage, inspection, mitigation, and communication of wildfire risk. They are following the Insurance Institute for Business and Home Safety (IBHS) standards during inspections versus the Wildfire Ready Neighbor Home Assessment. The Design Review Committee (DRC) guidelines for fire segments have been revised and are being reviewed by Management.

10. UNFINISHED BUSINESS

10.1 Update on Overbilling Settlement

ACTION – Mark Thorne will contact David Betz, the recommended litigation attorney, the week of January 26, 2026, to schedule a meeting with Doug Beck and himself.

During a 2023 audit, Management found that under the previous management company, \$2.8 million was charged for front gate, patrol, and attendance hours that were scheduled but not staffed between 2009 and 2021. In December 2025, a demand letter was sent to the previous management company with a March 1, 2026, deadline for payment. Allison Peryea, SROA counsel, has suggested SROA seek litigation for the \$2.8 million owed, plus interest and attorney fees. She recommended David Betz, a litigation attorney with Ryan, Swanson and Cleveland. After meeting with the attorney, Bruce Chattin and Doug Beck will decide how to proceed. Independent counsel would be paid by the Association primarily through attorney's fees from a litigation settlement.

Doug Beck expressed concern regarding conflicts of interest with legal counsel. He stated that it was important for owners to have independent legal advice and requested a discussion to consider the Association providing independent legal counsel to the owners. Mark Thorne questioned why the Association would pay for an additional attorney to conduct a duplicate legal review and questioned the need for a second legal opinion.

10.2 RCW 64.90 and WUCOIA Rules

Doug Beck's request was with regard to having a second attorney to review RCW 64.90 changes and the new WUCOIA details as an independent review in the interest of the homeowners vs. HOA legal counsel review.

Mark Thorne clarified that the declarant is represented by the law firm of Hillis, Clark, Martin and Peterson. Allison Peryea, with Peryea, Silver and Taylor, represents the Association, not the declarant. He recommended that Bruce Chattin and Doug Beck meet with Allison Peryea and determine if additional resources are needed to satisfy the independent counsel request.

11. NEW BUSINESS

11.1 Recommended Changes to Resolution 105E Exhibit A

On a motion duly made, it was resolved to remove any mention of the Owners Engagement Committee in Exhibit A of Resolution 105E and replace it with Suncadia Owners Advisory Committee. Motion carried at 12:02 p.m.

ACTION – Management will remove any mention of “Owners Engagement Committee” in Exhibit A of Resolution 105E and replace it with Suncadia Owners Advisory Committee. The revised resolution will be sent to Bruce Chattin to sign.

Management noted that there is no longer an Owners Engagement Committee, so any mention of that committee in Resolution 105E needs to be replaced with other terminology recommended by the Finance Department.

11.2 Resolution Authorizing the SROA President to Approve Reserve Fund Requests on Behalf of the Board

This topic was tabled.

11.3 Declarant Board Appointee

ACTION – Management will send notification to owners of the declarant’s appointment of Lathan Wedin to the Board of Directors.

Mark Thorne informed the Board that due to a change in Suncadia leadership, the declarant has the right to appoint the three declarant seats as well as appoint officers. He notified the Board that he has been appointed President of the Board and Lathan Wedin was added as the declarant’s third Board appointee.

12. EXECUTIVE SESSION

There was no executive session.

13. OWNERS FORUM

JP Perugini expressed concern that insurance companies are beginning to consider the fire risk of neighboring property within 1,000 feet of the owners in the decision to renew insurance. He asked if the SROA is able to ask property owners to deal with their properties’ fire risk, so they do not affect a neighboring owner’s ability to get insurance. He would appreciate a document that could be added to an insurance request stating what measures have been taken to mitigate fire in the area.

Mark Thorne reported that there is a letter on the Community Association’s website that describes some mitigation actions. He stated that the Wildfire Management Program will complete a triage assessment of every lot and encourage homeowners to complete the recommended mitigation work. It is possible there will be stronger enforcement in the future.

Mike Sandmark applauded the fire risk work being completed. He expressed a need to have the work recognized and documented in an effective way to pass along to insurance companies.

Mark Thorne explained that part of the fire programs Tucker Stevens and Bruce Chattin are working on is to create a document that can be shared with insurance companies.

Bruce Chattin explained that the triage assessments will give every lot owner and homeowner awareness of their fire risk. Inspections and mitigation will then be done to the IBHS checklist.

Valerie Oleary reported that cleanup of the ridge path near Elk Sedge Court completed in 2025 blew pine needles into her yard which she needed to rake up. She requested those responsible for path maintenance not blow pine needles into her yard in the future.

Ira Astrachan urged the Board to be careful with the use of terms mandatory, assessment, and requirement in the wildfire management enforcement discussions.

Bruce Chattin stated that there has to be compliance to protect the community.

Rob Wilson asked if there will be a public forum where owners can learn about and discuss the proposed Wildfire Management Program changes that will affect their property before they are enacted.

Edward Simpkins agreed there should be some public discourse around the program and today's update is a start to that conversation.

Bruce Chattin stated that public involvement is planned closer to the launch of the program.

Mikal Eide asked where he could request road repairs.

14. NEXT MEETING

The date of the next Board of Directors meeting is April 24, 2026.

15. ADJOURNMENT

The meeting closed at 12:28 p.m.

DISCLAIMER

The above document should be used as a summary of the motions passed and issues discussed at the meeting. This document shall not be considered a verbatim copy of every word spoken at the meeting.

_____	_____
Director	Director
_____	_____
Date	Date