



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

Date: Saturday, December 5, 2020

Place: Remote via Zoom due to Covid-19 Restrictions

President Gary Kittleson called the meeting to order at 1:01 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 Director Elections are to be conducted or other ballot measures brought before the members. There were no ballot measures or Director Elections occurring at this meeting; therefore a quorum of the members was not required.

The Association Secretary, Fred Mattison attested that a quorum of the Board of Directors is present.

Welcome

President Gary Kittleson welcomed all homeowners to the Annual Meeting

Introduction of Directors, Officers and Key Staff

The President introduced the following Directors, Officers and Key staff

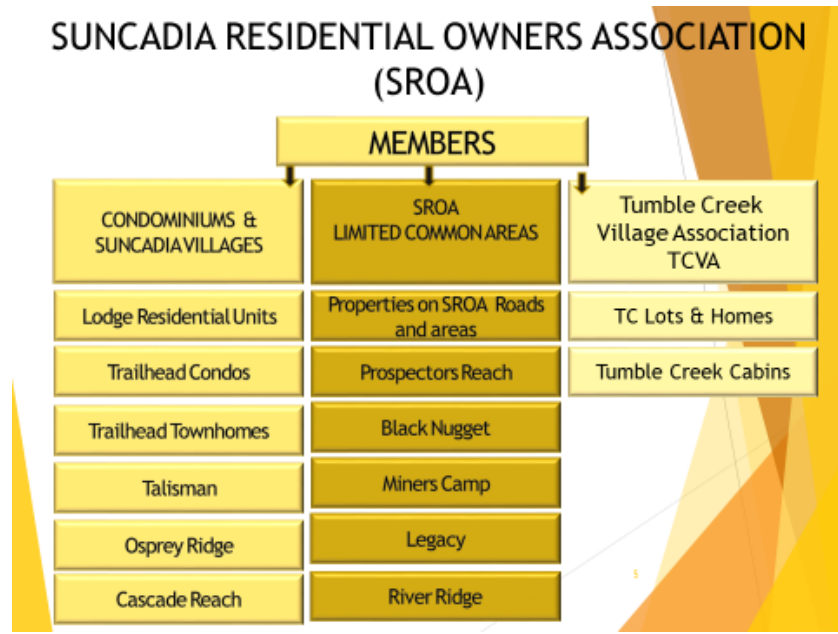
Board Members: Gary Kittleson – President; Fred Mattison – Secretary;

Marne’ Schwartz – Treasurer

Management and Key Staff: Michael Bennett- Director; Brian Horstman - Director of Finance; Jennifer Kramer-Director of Design Review and Residential Construction; Neal Tackett – Operations Manager; Paul Kingham – Community Services Manager

Overview of SROA Structure

Michael Bennett gave an overview of the Suncadia Residential Owners Association structure.



2021 Budget Approval

Many thanks to Finance Committee Members: Kurt Fresh, Rob Fleming, Fred Mattison, Jeff Wolf, Jim Young, Tom Evert and Bob Brencic.

Brian Horstman reported on the 2021 Suncadia Residential Owners' Association Budget which Owners were given an electronic link to, prior to the meeting. A question and answer period followed.

The previous SROA 2020 Assessment Amount was \$425 per quarter and the LCA Assessment was \$100.

The assessment amounts for SROA will remain the same for 2021 beginning with the January quarterly payments per the budget ratified by the Board and membership at the annual meeting.

Beginning in January 2021 the assessment amounts are as follows and will be reflected on owner statements being emailed to all owners before Christmas:

2021 Assessment Amounts, Quarterly per property:

SROA Assessment = \$425

LCA Assessment = \$100

Total Quarterly per Lot = \$525

Additional Neighborhood or Village assessment changes:

- Prospector’s Reach Assessments remain \$350 per quarter
- Osprey Ridge Assessments increase \$40 per quarter
- Talisman Assessments increase by \$25 per quarter
- Miner’s Camp Assessments increase by \$583 per quarter for Q1 & Q2, then back to \$850 Q3 & Q4, if deficit is eliminated
- River Ridge Assessments increase \$10 per quarter
- Cascade Reach Assessments increase \$20 per quarter

Being that there were not 67% of the members present or by proxy to disapprove the 2019 Budget as adopted by the Board, the 2021 Budget was ratified.

Excess Income Rollover Resolution

Gary Kittleson explained the reasons for the rollover resolution. *The members approved the motion that any excess assessment income, as determined by an Independent Audit, shall be rolled over and applied to the next fiscal year as provided by IRS Revenue Ruling 70-604*

Report on Tree Cutting/Timber Trespass

Michael Bennett and Tony Craven reminded Owners of the rules and consequences of unauthorized cutting of trees.

Any cutting, pruning or clearing of trees, shrubs or vegetation within any open spaces, conservation easement open spaces, golf course buffers, commercial lands or privately-owned properties without prior explicit written permission of the DRC and the land owner will be considered trespass and civil and/or criminal penalties may apply in addition to Association imposed fines.

The KCT was granted the right to preserve and protect all Natural Open Spaces in perpetuity (2004 Natural Open Space Grant of Conservation Easement). The KCT requires that Suncadia prosecute any timber trespass incidents to the fullest extent of civil and criminal law. Violations occurring in the Conservation Easement areas will be treated as particularly egregious and even higher civil/criminal penalties and fines may be assessed and adjudicated by authorities.

The DRC Rules also provide:

The removal of any tree that has a diameter greater than 4 inches, as measured 4 feet above grade, or any shrub measuring greater than 5 feet in height, and/or any pruning greater than 30% of the tree height to a maximum of 10ft must be approved in writing by the DRC.

Failure to obtain explicit written DRC approval for tree/shrub removal/pruning may result in a fine up to \$2,500 per tree/shrub and/or additional tree/shrub mitigation as specified by the DRC and the land owner. The DRC reserves the right to periodically adjust fines for unapproved tree/shrub removal.

Mail Boxes

Senior Vice President of Development, Forrest Huisman updated Owners on the proposed plans for a postal facility to be located in the Lodge Village “core area” at the 12:00 noon Developer’s Update.

Operations Manager, Neal Tackett reported on the following:

- We have been working with both local and regional postal officials to add a limited number of mailboxes to serve residents while awaiting the construction of a comprehensive mail facility to serve all of our owners.
- Planning efforts for this facility are currently underway and a schematic site plan is being presented by the Developer during today’s meetings.
- The Cle Elum Postmaster approved the installation of three new 13-box cluster units in 2020.
- For 2021, we expect to continue to add mailboxes for thirteen residents at a time. Owners may request a mailbox via Community Associations. This must be your primary residence and there is a one-time \$150 fee.
- Owners who are waiting for or who do not qualify for a mailbox may rent a PO Box from the Cle Elum post office or Mailboxes Unlimited in Cle Elum.

Traffic Safety

Neal Tackett discussed recent Traffic Safety projects and future initiatives, including:

Traffic Issues

- Resort growth has resulted in increased traffic volume and highlighted concerns about speeding.
- Resident surveys have shown that passive solutions and education are favored over law-enforcement patrols and citations.
- Previous remedies included speed limit revisions and portable radar feedback signs.

- Community Services patrols regularly monitor speeds and provide warnings when it is possible to do so safely.

Traffic Solutions

- The SROA and SCC commissioned a study earlier this year to explore issues along Coal Mine Way, Suncadia Trail and Swiftwater Drive.
- The study presented options to reduce speeds, redirect traffic, increase visibility, and plan for future needs.
- Steps taken in 2020 include the installation of five speed bumps and two 3-way stops along Coal Mine Way to deter vehicles from using this neighborhood road as a short cut to the Nelson Preserve area.
- Visibility was improved at the intersection of Suncadia Trail and Swiftwater Drive. Wildlife Corridor signs were installed along both of these roads as well.
- The SROA will continue to look for appropriate solutions to traffic issues and welcomes your input and cooperation.

Suncadia Fund for Community Enhancement

Trustee Jim Becker reported on the Suncadia Fund for Community Enhancement / Arts Council 2020 grant awards.

Announcements

Fred Mattison announced the 2020 Suncadia Owners Holiday Food Drive which will continue through December 30, 2020.

Meeting for the Trailhead Owners follows this meeting in this room at 3:00 pm

Members/Open Forum

The floor was opened to member comments. Brian Horstman and Jennifer Kramer served as moderators.

Comments and questions were heard from the following:

Rex and Polly Bloesser, 401 Black Nugget Ln - Enforcement of CC

Chris Collins: Compliments concerning Suncadia Holiday Food Drive

Ira Astrachan: Costing of an access point/gate at termination of “Swiftwater Drive” @ Hwy 903. We need a “back gate” access point for one reason: SAFETY.

Roger Smith: 160 Miners Camp Way. Objection to the special Assessment for Miners Camp.

Andrew Haydock: Dog washing station.

Polly: Pickle Ball court proposal for Dawson Park. Will get used a lot.

Carol Wilson: A pea patch / community garden in Nelson farm might be nice

David Hogan: Would love to see a splash pad/fountains at Dawson or elsewhere. Would be a nice option in place of adding an additional full on pool. Just to beat the heat without going into the pool

Duane Edwards: +1 for pickle ball court

Doug & Denise Nichols. 31 Yellow Bell Ct. We Love David Hogan's idea for splash pools!

Joe Westsik, 1500 Coal Mine Way: While the speed bumps and stop signs have been effective in reducing traffic flow on Coal Mine Way, the combination is too much for owners on Coal Mine Way. Can one or the other be removed? Also, communication needs to be improved when such measures are installed. A number of us ran through the stop signs when they were first installed.

Lindsay Sovde: With the increasing use of the pools and swim/fit center, what steps, if any, is the Association taking to plan for a new pool and swim/fit center? How do we reserve land for what will inevitably be needed, maybe sooner rather than later?

Joe Grim: I second Ira's comment about the back gate to allow construction and owner traffic out to 903. There are many construction vehicles already using it, let's make it official and correct. Also allows access quicker access to the recreation at the Cle Elum Lake area and beyond

Chris Collins: Also, yes pickle ball....plus a bocce court!

Kathy Perkins 421 Big Rock Lane I am concerned about the new development called Cabins at the Farm. They have completely destroyed the Nelson Preserve by mowing down all the trees in this area and making it a huge unattractive mud pit. My question is: Will this developer be held to the same standards as other home owners and will they be required to follow the Nelson Preserve Guidelines? One other note-there has been a SIGNIFICANT increase in bear and coyote activity in Nelson Preserve since these trees were mowed down.

Duane Edwards: Noise control enforcement would be tremendously appreciated

Laurel Bell: It might be helpful to add inactive lots to the presentation slide view Jennifer presented to get a sense of consumption versus total lots

Bob Brencic: What was decided about electric bikes on the trails recently? (No change in rules)

David Hogan: Who owns the pools/swim fit if it's not the association? (Owned by Suncadia Resort)

Lindsay Sovde: If the Developer doesn't have plans to do anything about a new pool/swim/fit and the Association doesn't have responsibility, who takes ownership of this issue? My concern is that if we do nothing now, it will be too late to add these popular amenities when we need them.

Rex Bloesser: This is a coming huge problem

Rex Bloesser: We to be proactive and think though this in advance with a new system & rules to deal with the VRBO reality

Andrew Haydock: Not only that - but during the shutdown of the Lodge, there was Airbnb/VRBO renters coming in to the lodge, even though it was expressly forbidden.

There being no further business the meeting was adjourned at 2:40 pm.

Attest:

Fred Mattison
Fred Mattison (Jan 6, 2021 18:40 PST)

Jan 6, 2021

Fred Mattison – Secretary





SROA.Annual.Mtg.Minutes.Dec.05.2020

Final Audit Report

2021-01-07

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