

Tumble Creek Village Association
Regular Board Meeting
Real Estate Sales Center, Discovery Conference Room or via MS Teams
April 23, 2026, 9:30-11 a.m.

Microsoft Teams

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Meeting ID: 266 088 503 202 40

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AGENDA

1. Meeting Call to Order – Verification of Quorum
 - a. Mark Thorne, President; Ryan Hanks, Vice President; Bruce Morrison, Secretary/Treasurer; Tucker Stevens, Director, Mark Chitwood, Director
2. Approval of Agenda
3. Approval of Minutes
 - a. Regular Board Meeting – January 26, 2026
4. Unfinished Business
 - a. Discuss and Deliberate Upon a Settlement Agreement for Repayment of Historical Overbillings by SMC.
5. Correspondence
 - a. Allied Universal Quarterly Violations Report
6. Owners Forum
7. Consent Calendar
 - a. Ratify the Email Vote Regarding Approval of the Sale of the John Deere Tractor
8. Treasurer’s Report
 - a. Financial Reports Q1, 2026
 - b. A/R - Collections Status Report
 - c. Discussion on Reserve vs. Operating Fund Spending
 - d. Discussion on the \$250,000 FDIC Insurance Limits on TCVA Operating and Reserve Accounts
9. Management Report
 - a. Staff Report
10. Committee Reports
 - a. Tumble Creek Advisory Committee Report

b. Forest Management Steering Committee Update

11. Presidents Report

a. Update on Real Estate Marketing/Sales Plan

12. New Business

- a. Discuss, Deliberate and Act Upon Including a Delegate on the Investment Calls with Raymond James Regarding Maturity of CDs.
- b. Discuss, Deliberate and Act Upon WUCIOA Amendments to the TCVA Collections Policy Resolution 204e
- c. Discuss Possible Uses for the SMC Overbilling Settlement Funds

13. Executive Session

14. Adjournment