



ANNUAL MEMBERS MEETING TUMBLE CREEK VILLAGE ASSOCIATION – MINUTES

DATE: SATURDAY, DECEMBER 6, 2025

PLACE: SUNCADIA LODGE BALLROOM AND REMOTE VIA TEAMS

President Mark Thorne called the meeting to order at 4:18PM

Proof of Quorum:

Since there is no election or a ballot measure to vote on, a quorum of the owners is not required. A quorum of the Board was present. Mark Thorne, President/Chairman, Bruce Morrison, Secretary. Bruce has attested to the quorum of Board members is present.

Owner Approval of 2024 Annual Meeting Minutes:

A motion was made and passed by owners to approve the 2024 Annual Meeting Minutes. The minutes were moved and approved unanimously at 4:19PM.

Welcome:

President Mark Thorne welcomed all homeowners to the Annual Meeting.

Introduction of Directors, Officers, and Key Staff:

Board Members:

Mark Thorne, President; Ryan Hanks, Vice President; Tucker Stevens, Director

Edward introduced Management Staff –HOA / Resort:

Edward Simpkins - Director of Community Associations, Jennifer Kramer- Deputy Director of Community Associations, Kelsey Greene-Snyder – Director of Design Review, Brandi Darnall – Owner Relations Manager, TBH – Director of Operations, Courney Kephart – Assistant Director of Operations

Additional Corporate Team Members

Annalisa Johnson – CFO

HOA Additional Team Members

Graysen Cook – Design Review Assistant, Kelly Town – Compliance Specialist, Vanessa Reust – Senior Manager of Shared Services, Megan Huddleston – Senior Accountant, Tonie Heath – AR Specialist, Katie Daniels – AP Specialist

Agenda:

The Board voted to keep the agenda of the annual meeting to the published items and no other business shall be conducted during this meeting unless it is an emergency. If there are any issues during this meeting, the board will note them and address them at the next quarterly board meeting.

Historical Billing Issues Update:

Mark Thorne delivered the update which included an explanation of the billing issue with Suncadia Management Company in the way they were charging, roving patrol and greeters cottage and personnel. Associations were billed for years that were not fully staffed. There was about \$2.8M in overbilling. The board has provided several written updates on this. About 45 days ago, they issued a demand letter to the insurance company requesting payment by March 1, 2026. There is an insurance claim in progress now. There will also be a third and more detailed demand letter.

Historical Billing Issues Update:

Mark Thorne delivered the update which included an explanation of the billing issue with Suncadia Management Company in the way they were charging, roving patrol and greeters cottage and personnel. At the time of this update, the Board consulted with their attorney and issued a demand letter. The corporate office of Lowe Enterprises has begun the insurance claim and it is still in process. This will be an agenda item for the newly expanded Board in January.

2026 Budget Presentation:

Vanessa Reust explained the overall process and assumptions, then presented the proposed 2026 budget. Budgets were delivered in September, approved in October and distributed in November. All committees had the opportunity to review and provide feedback. There is a comprehensive road study and the results will come in early next year. Assessments for general fund are increasing.

Question from the audience – Forest Health – does it or can it effect the insurability of homes? Tucker reported that yes it will have an effect and explained about the detailed presentation he just gave at the prior board meeting. He believes the current efforts will definitely have an impact.

The budget has been adopted by the board. Unless the majority of homeowners or larger votes against the budget then it will be ratified. There is not a majority in attendance so the budget is hereby ratified.

Excess Assessment Income Rollover Approval:

Hearing no objections, any current year excess assessment income is determined by an independent audit will be rolled over and applied to the next fiscal year, as provided by an IRS Revenue Ruling 70-604. Hearing no objection, that motion carries unanimously at 4:36PM.

Homeowner Satisfaction Survey Report:

Jonathan Zogby provided an update on the Suncadia Homeowner Satisfaction Survey. He provided some background information on his company. He also explained the methodology used for administering the survey. We had a 47% response rate property wide which is outstanding. He went on to share the overall result as well as what the primary concerns are for residents who responded to the survey. This was a high-level view for all of the categories.

Update On Tumble Creek Capital Projects:

Tucker Stevens delivered this report which included a recap of all capital projects including artificial turf in the tee area at the practice facility, updates to Hill House, updates to Golf House, updates to Golf Course, new paths, new lots platted in Division 18 on Jenkins Drive (next year there will be 11 lots), and a fence around the Domerie Park pickleball courts. He provided an overview of projects planned for 2026. He also provided an update on current forest management efforts including treatment areas and open space categories. The plan for next year is to spend about \$1M on Forest Health. He outlined the work that Bruce Chattin has been doing with the Insurance Institute for Business & Home Safety (IBHS). This has been adopted by the insurance companies in California and Oregon.

Owners Forum:

Question from Rod Fonda – we were sent a map a few months ago with proposed evacuation routes and we could not translate all the routes. Would like to see either some signage and/or a ‘field trip’ to show owners where those routes actually are. Tucker reported that his team is working to update the maps and he plans to get an updated map out prior to spring of 2026. He went on to explain where the three evacuation routes are located. One of the three routes is not advisable because it requires an all-terrain vehicle and they are working to get that one removed from the map.

Question from Rick Wyatt – is there any update on the glamping amenity? Mark reported that our proposed site for overnight glamping was shot down so we are readdressing the issue for daytime only events next year. He also asked about a rumor about Tumble Creek

being up for sale at the moment. Mark reported that is not the case, but ownership is in process of reevaluating the equity and potentially recapitalizing the property.

Questions from Vickery Barton – the Friday hiking group confirmed that you can get from Easton to Domerie Park by the back road, but the sign at the park is not as clear as it used to be. Another comment about the owner survey, as a social member she still had to answer the golf questions to get through the survey. The new Jenkins Drive lots, will construction come in through the back gate or will they use the main road? Tucker reported that he's not certain because nothing is planned but will recommend Jenkins Drive. Mark reported that they will look into having a transponder to make Jenkins the main access point. She also recommends buying the 5-acre parcel that abuts to Jenkins Drive because it is privately owned. Mark said that he would ask our developers to take a look.

Question from new owner – nobody told them during the purchasing process about the insurability issues nor did they hear anything about the water issues. Is water truly an issue here? Tucker reports that water is a brand new issue in Washington State and said that he was surprised seeing the report earlier this fall. His team plans to study this over the next six months. Mark reported that during the initial development process they ran dozens of scenarios on water impact and in no case did this ever come up. He did say that the issue is front and center. We have ample water rights for full development of the project, but the water supply is something they will pay close attention to. Follow up comment – should we consider a future course of water conservation for all owners? Tucker mentioned that it should definitely be something that we follow.

Meeting Adjournment:

Hearing no further questions from those in attendance online or in person, Edward and Mark adjourned the meeting at 5:18PM.