

Suncadia Residential Owners Association

Regular Board Meeting

The Lodge at Suncadia, Barich Room, July 25, 2025 – 11:00 a.m. -12:30 p.m.

MINUTES

1. Meeting Call to Order - Verification of Quorum – verified and called to order at 11:01 AM.
 - a. Noni Hughes, President; Mark Thome, Vice President; Bruce Chattin, Secretary/Treasurer; Tucker Stevens, Director; Doug Beck, Director; Kerie Swepston, Senior Director of Finance; Edward Simpkins, Director of Community Associations; Jennifer Kramer, Deputy Director of Community Associations; Derek Coffinger, Account Manager Allied; Megan Huddleston, Senior Accountant; Vanessa Ruest, HOA Accounting Manager; Graysen Cook, DRC Administrative Assistant; K. Gilbrough, Owners: Val O’Leary, Ira and Ali Astrachan, Carol Wilson, John Perugini, Diane Sumner, Steve Dowd (remote), and Fred Correnti (remote), Charlie Griffes, Scott Connell, Mark Greenlaw
2. Approval of Agenda – Approved
3. Approval of Minutes – A motion to approve the April 25, 2025, minutes and it was voted on unanimously at 11:03 AM
 - a. Regular Board Meeting April 25, 2025
4. Correspondence
 - a. Engrossed Substitute Senate Bill 5129: Key Updates. Edward reported that this bill will change HOA operations, but it won't take effect until 2028. We will be preparing for compliance in the meantime.
5. Owners Forum
 - a. Ira commented on the cul-de-sac's landscaping, providing photos that show differences between neighborhoods, and requested improvements.
 - b. George McKeefry commented about the overcharge situation, but it was already listed in the agenda
6. Consent Calendar: (moved and approved unanimously at 11:13 AM)
 - a. Ratify the Email Vote Regarding the Acceptance of the 2022 Audit Draft
 - b. Ratify the Email Vote Regarding the Approval of SROA Street Crack Fill Recommendation
 - c. Ratify the Email Vote Regarding Big Country Snow Removal Proposal
 - d. Ratify the Email Vote Regarding Assessment Collections Action
 - e. Ratify the Email Vote Regarding Management’s Investment Recommendation
7. Treasurer’s Report –
 - a. Financial Reports Q2 – 2025
 - b. A/R-Collections Status Report

Vanessa presented the financial reports, which included:

 - i. Balance Sheet: cash, reserves, interest yields, CD balances, construction deposit cash, A/R, liabilities (A/P and accrued), construction deposit refundable, B&O tax, prepaid owner assessments. Vanessa asked if the board approves waiving collection fines for on-the-spot payments or electronic sign-ups. Clarification needed on annual fine collections confirmed both contractor and owner fines are stable. Continued financials: fees, general expenses, picnic budget (\$75K planned, \$71K intended spend), net income. Kitchen picnic cost savings. LCA income, assessment revenue, and general expenses. DRC legal costs offset by fine income. Maintenance & repair costs down tree removal, utilities up from rate increases, recommend allocating funds for efforts. Half of the neighborhood statements are on budget; shortfalls

and gate repairs. Contingencies are in place for unfavorable neighborhoods. Board question about bids for multiple neighborhoods; Vanessa confirmed bids will be requested for all contracts. Cost issues stemmed from callouts, which Mark Rhoton's team handles for snow removal.

- ii. Vanessa reported on the Aged Owner Balance, noting only 15 owners in the 90-day bucket, a significant improvement from last year. One owner with a \$19K balance is pending a hearing. Bruce inquired about the collection process, and Vanessa confirmed that conversations are becoming easier.
 - c. Management Report - Edward presented the Management Report. Doug suggested regular discussions on its details, which Noni said a special meeting could be scheduled. Mark recommended focusing on specific issues. Edward mentioned that proposed agendas are sent to the President two weeks in advance. He also updated that crack filling and seal coating are nearly complete, three engineers have been contacted for street studies, and a board request is coming soon, along with updates on fire-wise efforts along Suncadia Trail.
 - d. Staff Report
 - e. Reserve Fund Projects Update
 - f. Discuss Proposed New Fee Structure for Design Review – In preparation for the 26 budget season, accounting recommends increasing fees and Kelsey will send a report and proposal to the board. They have been researching fee structures for remodels and small projects.
8. Committee Reports
- a. Suncadia Owner Advisory Committee – JP provided an update on the owner picnic. The event managers have effectively reviewed the budget and suggested cost savings. Some food options will remain the same, with new additions, and increased activities for kids. Our sponsors, particularly Big Country, have significantly contributed, paying to sponsor and assisting with much of the work, relieving stress from the committee. They are also planning a new event, so stay tuned for updates. Noni thanked the committee for their detailed minutes. Favorable temperatures are expected for the event. Thanks to everyone involved.
 - b. Bruce presented two items for board consideration regarding forest health and fire resiliency initiatives. First, he urged homeowners to vote for the fire levy to improve staffing at Station 76 and enhance fire safety services, which would benefit District 7's WSRB rating and may positively impact insurance rates. The board unanimously approved a motion to support this levy and communicate it to the 400 registered homeowners in Kittitas County (excluding Cle Elum). Additionally, there was an update on fire-wising along Suncadia Trail with appreciation for these very visible efforts. For the 4TH holiday, 12 homeowners passed out 1300 flyers to incoming visitors and homeowners regarding fireworks, parking, and speeding policies. Zero fireworks incidents were reported over the July 4th weekend. We are on track to meet our goal of 100 Firewise/Wildfire Ready homesite inspections. Homeowners are actively sharing fire safety initiatives, and the board unanimously approved the motion to create a comprehensive Wildfire Management Program as presented to support these efforts.
9. Unfinished Business
- a. Mark provided an update on the SMC Overbilling Insurance Claim, noting it is progressing through the insurance process. It is currently with the department that will determine the settlement, and he hopes for a resolution by year-end. A written update for owners will be sent this fall. Funds will not be released until the settlement is decided, and the board will determine the payout at that time. The total amount is approximately \$2.8M.
10. New Business
- a. SCC has requested funds for forest health and fire resiliency to be sent to TCVA and SROA. Concerns about the agreement being too open and tracking goals were raised. Doug highlighted the need for better

communication and a map of treated areas. The motion aims to use SCC funds for work on SROA lands in 2025 and beyond. Mark recommended approving it now to ensure continued work this year. The agreement was clarified as clear and approved unanimously at 12:25 PM.

- b. The committee discussed and approved adding Norm Thomas as a new member for the SROA Finance Committee to assist with the upcoming budget. This was unanimously approved at 12:29 PM.
- c. Discussion on reserve funds for landscaping 31 cul-de-sacs in Suncadia, focused on starting with Big Rock. Edward confirmed this work is planned for the fall. The motion was unanimously approved at 12:30 PM..

11. Owner's forum

- a. Chris Collins asked about Suncadia members accessing SCC property via Tumble Creek and Riverfront Park. The proposed path along Bullfrog Road was not discussed this year. He also inquired about inaccurate patrol charges, with Mark providing an update on an insurance claim from over a year ago. Lastly, there was a question regarding water breakages from the City of Cle Elum affecting our reservoir, which Mark and Tucker are monitoring, noting that the damaged line is owned by the city.
- b. Charlie Griffes asked about the owners' cabin and mentioned that a weekly bridge group formed a year ago, has been using the Colliery room at the Inn, He proposed creating an owners' recreational space there, as an alternative to previous unfulfilled plans for an owners' cabin. Mark noted that a survey is being conducted to evaluate future amenities, including an owner's space facility option.
- c. Ali requested action on the invasive weed issues on the property, emphasizing the potential damage if not managed. She urged the board to address the matter seriously. Tucker mentioned the focus on forest health and fire resiliency, noting that the memo will be shared with both SCC and the SROA board.

12. Executive Session (Compliance Hearings)

13. Adjournment – Meeting adjourned at 12:45 PM.

Submitted:



Secretary – Bruce Chattin

11/17/25
Date