

**SUNCADIA FUND FOR COMMUNITY ENHANCEMENT (SFCE)  
141 FIREHOUSE ROAD  
CLE ELUM, WASHINGTON**

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
HELD AT THE REAL ESTATE SALES CENTER, DISCOVERY CONFERENCE ROOM  
APRIL 23, 2026, 11:30 A.M.**

**MEMBERS:**

Tucker Stevens	President
Jim Becker	Vice President
Lisa Mendenhall	Second Vice President
Annalisa Johnson	Treasurer
Edward Simpkins	Ex Officio

**MANAGEMENT:**

Jennifer Kramer	Deputy Director of Community Associations
Courtney Kephart	Assistant Director of Operations
Vanessa Reust	Senior Manager Accounting
Megan Huddleston	Senior Accountant
Brandi Darnall	Owner Relations Manager

**GUESTS:**

Dale Swindler	Owner
Jocelyn Levine	Recording Secretary, Minutes Solutions Inc.(via teleconference)

**ABSENT:**

Karen Hauck Porter	Secretary
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**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 11:31 a.m.

**2. APPROVAL OF AGENDA**

**On a motion made by Annalisa Johnson, seconded by Lisa Mendenhall, it was resolved to approve the agenda of the April 23, 2026, Board of Directors meeting. Motion carried at 11:31 a.m.**

**3. APPROVAL OF MINUTES**

**On a motion made by Annalisa Johnson, seconded by Lisa Mendenhall, it was resolved to approve the minutes of the Board of Directors meeting held on February 26, 2026, as presented. Motion carried at 11:32 a.m.**

**4. OWNERS FORUM**

There were no owner comments.

## 5. CORRESPONDENCE

The following correspondence was included in the Board packet for informational purposes:

- Court Advocates of Children Grant Report
- Arts Council of Suncadia Articles of Dissolution SoS Filing

## 6. CONSENT CALENDAR

On a motion made by Annalisa Johnson, seconded by Lisa Mendenhall, it was resolved to ratify the Board's email approvals of the following:

- \$2,500 sponsorship of The Foundation at Kittitas Valley Healthcare's 2026 "Bottles and Bites" fundraising event scheduled on June 13, 2026;
- \$1,200 sponsorship of the Pioneer Queen Coronation Committee's 2026 Pioneer Queen Coronation event scheduled on June 27 and July 4, 2026;
- \$1,500 sponsorship of the Friends of the Roslyn Library's 2026 "Seussapalooza" fundraising event held on April 18, 2026;
- \$856.56 for additional legal fees required to file the Articles of Dissolution with the Secretary of State to dissolve the Arts Council of Suncadia;
- \$5,250 for Clifton Larson Allen to file the SFCE's 2025 taxes and partial-year 2026 taxes, to be paid from ARTS and SFCE funds;

Motion carried at 11:34 a.m.

## 7. TREASURER'S REPORT

Megan Huddleston presented the Q1 2026 financial report, including the fund balance sheet, income statement, and a list of grants awarded. As of March 31, 2026, the total operating balance was approximately \$1.23 million, with \$75,000 held in a cash account and \$1.15 million held in a money market account – both at Columbia Bank (formerly Umpqua). An additional \$50,000 had since been transferred to the money market account to earn interest. The balance sheet also excluded a \$1,600 receivable from New Suncadia Hospitality, LLC for a Winterfest billing issue reimbursement.

Megan Huddleston expressed to the Board that she is not concerned about risk related to the about \$1 million in uninsured money market funds above the \$250,000 FDIC limit. Vanessa Reust added that if the Board wants to ensure full coverage of all funds, it can establish an overnight sweep account, which would automatically transfer excess checking funds into interest-earning vehicles overnight and return them before the next business day, though it would require a bank fee and the interest rate would be lower than the current money market rate.

The 2026 budget excluded professional services, which incurred a \$150 expenditure in Q1 for minute-taking services, resulting in an overage that will recur throughout the year and be corrected in FY2027. The team noted that the increased enhancement fee income in Q1 was likely due to even spread of real estate sales. It clarified that the \$227,930.46 under enhancement fee income represented transfers to/from deferred revenue to zero down excess revenue not needed to cover total Q1 expenses.

## 8. MANAGEMENT REPORT

Edward Simpkins provided a summary of YTD project and event expenditures versus budget. He agreed to exclude the summary table from future agendas to avoid confusion, as the financial statements and grants summary are already included in the Management Report.

**9. UNFINISHED BUSINESS**

There was no unfinished business to discuss.

**10. EXECUTIVE SESSION**

The Board moved into executive session at 11:49 a.m. to discuss local area grant requests.

**11. RECONVENE OPEN SESSION**

The Board reconvened the open meeting at 12:19 p.m.

**12. NEW BUSINESS – LOCAL AREA GRANTS**

**12.1 AARF’s Animal Rescue’s Pet Food Bank Grant Request**

The Board agreed to table this request to collect more information.

**12.2 Mountains to Sound Greenway Trust’s Eastside Tool Cache Grant Request**

The Board agreed to grant \$4,100, the full amount requested for this proposal.

**12.3 Cle Elum Roundup Association’s Volunteer and Contestant Excellence Initiative Grant Request**

The Board declined this grant request.

**12.4 HopeSource’s Food and Storage Grant Request**

The Board agreed to grant \$14,000, the full amount requested for this proposal.

**12.5 Swauk-Teaway Grange No. 984’s Grange Hall Improvement Grant Request**

The Board agreed to grant \$15,449.30, the full amount requested for this proposal.

**13. NEXT MEETING**

The date of the next Board of Directors meeting was not discussed.

**14. ADJOURNMENT**

The meeting closed at 12:20 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.

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Director

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Director

\_\_\_\_\_  
Date

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Date