

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
HELD AT THE REAL ESTATE SALES CENTER, DISCOVERY CONFERENCE ROOM  
FEBRUARY 26, 2026, 11:30 A.M.**

**MEMBERS:**

|                    |                       |
|--------------------|-----------------------|
| Tucker Stevens     | President             |
| Jim Becker         | Vice President        |
| Lisa Mendenhall    | Second Vice President |
| Karen Hauck Porter | Secretary             |
| Annalisa Johnson   | Treasurer             |
| Edward Simpkins    | Ex Officio            |

**MANAGEMENT:**

|                  |   |
|------------------|---|
| Brandi Darnall   | Owner Relations Manager (via teleconference)                                    |
| Megan Huddleston | Senior Accountant (via teleconference until 11:48 a.m.)                         |
| Vanessa Reust    | Senior Manager Accounting Shared Services (via teleconference until 11:48 a.m.) |

**GUESTS:**

|               |   |
|---------------|---|
| Bethany Young | Recording Secretary, Minutes Solutions Inc.(via teleconference) |
|---------------|---|

**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 Tucker Stevens, seconded by Annalisa Johnson, it was resolved to approve the agenda of the February 26, 2026, Board of Directors meeting. Motion carried at 11:32 a.m.**

**3. APPROVAL OF MINUTES**

**On a motion made by Jim Becker, seconded by Karen Hauck Porter, it was resolved to approve the minutes of the Board of Directors meeting held on October 23, 2025. 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:

- Arts Council Dissolution
- UKC Rotary Club Teacher Scholarship Grant

- Cle Elum Eagles Holiday Food Baskets Report
- CERHS Theatre Arts Report
- UKC Senior Center Event Sponsorship Report

The Board discussed the need to verify when a grant award is a letter of commitment or a disbursement of funds.

**6. CONSENT CALENDAR**

**6.1 Roslyn Downtown Association Yakama Nation “Through Their Eyes Series”**

**On a motion made by Jim Becker, seconded by Lisa Mendenhall, it was resolved to ratify the Board’s email approval of the Roslyn Downtown Association Yakama Nation “Through Their Eyes Series” grant. Motion carried at 11:35 a.m.**

The Board discussed the effect of new provisions in the Washington Uniform Common Interest Ownership Act (WUCIOA) which restrict ratification of previous approvals by email. However, it is the legal opinion of Allison Purysa, Esq., that a declarant-controlled Board, such as the SFCE, can continue to approve expenditures by email as long as the vote is unanimous. The agenda of a Board meeting is required to be published two weeks in advance but can be amended at the meeting.

**7. TREASURER’S REPORT**

**7.1 Financial Reports Q4 - 2025**

Megan Huddleston presented the Q4 2025 financial report, including the fund balance sheet, income statement, and a list of grants awarded as of December 31, 2025. She informed the Board that \$175,800 was transferred to the money market account on February 17, 2026, to earn interest. She explained that the \$86,393.27 in accounts payable accrued was for the Winterfest reimbursement that has been paid. She noted that the enhancement fee fund income exceeded 2025 forecasted amounts. Sponsorships were approximately 10% of the budget as estimated. The Board discussed the reduced number of grant requests in 2025. More requests from school districts are anticipated in Q2 and Q3 of 2026 as their plans for the year are developed.

**8. MANAGEMENT REPORT**

Edward Simpkins provided a report on the 2025 expenditures for projects and events compared to the amount budgeted.

| Description                 | 2025 Budget | 2025 Actual YTD 12/31 |
|-----------------------------|-------------|-----------------------|
| Non-Suncadia Local Projects | \$202,000   | \$192,272             |
| Suncadia Events             | \$471,300   | \$412,900             |
| Totals                      | \$673,300   | \$605,172             |

**9. UNFINISHED BUSINESS**

There was no unfinished business to discuss.

**10. EXECUTIVE SESSION – GRANT RECIPIENT VETTING**

The executive group went into a private session to discuss the local area grant requests.

**11. NEW BUSINESS – LOCAL AREA GRANTS = \$49,026.01**

**11.1 Mid-Columbia Fisheries Enhancement Group Grant**

The Board approved the full grant request by the Mid-Columbia Fisheries Enhancement Group in the amount of \$11,751.01 for a hydraulic post driver and equipment to support low-tech stream restoration in the Upper Yakima Basin.

**11.2 Cle Elum-Roslyn Schools Music Booster Jazz Café Sponsorship Request**

The Board approved \$1,500 in event sponsorship for the Cle Elum-Roslyn Schools Music Booster Jazz Café.

**11.3 Cle Elum-Roslyn Elementary School Swim Lesson and Water Safety Program Request**

The Board approved the full grant request by Cle Elum-Roslyn Elementary School in the amount of \$4,775 for a swim lesson and water safety program.

**11.4 Community Builders The Shop Teen Center Grant Request**

The Board approved an award of \$15,000 to Community Builders for The Shop Teen Center grant request. The applicant can reapply in approximately six months.

**12. NEXT MEETING**

The date of the next Board of Directors meeting is April 23, 2026.

**13. ADJOURNMENT**

The meeting closed at 12:25 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.

*Karen Hauck Porter*  
\_\_\_\_\_  
Director  
05/11/26  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Director  
\_\_\_\_\_  
Date






# February 26 2026 Suncadia Fund for Community Enhancement BOD Amended

Final Audit Report

2026-05-11

|                 |   |
|-----------------|---|
| Created:        | 2026-05-05                                  |
| By:             | Jennifer Kramer (jkramer@suncadia.com)      |
| Status:         | Signed                                      |
| Transaction ID: | CBJCHBCAABAAQQ0pP_KsBK11dXGBD2fmltusIVoH9Rr |

## "February 26 2026 Suncadia Fund for Community Enhancement BOD Amended" History

-  Document created by Jennifer Kramer (jkramer@suncadia.com)  
2026-05-05 - 9:04:04 PM GMT
-  Document emailed to Karen Hauck-Porter (khauck@suncadia.com) for signature  
2026-05-05 - 9:04:08 PM GMT
-  Email viewed by Karen Hauck-Porter (khauck@suncadia.com)  
2026-05-11 - 6:14:32 PM GMT
-  Document e-signed by Karen Hauck-Porter (khauck@suncadia.com)  
Signature Date: 2026-05-11 - 6:14:58 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Agreement completed.  
2026-05-11 - 6:14:58 PM GMT