

**TUMBLE CREEK VILLAGE ASSOCIATION
141 FIREHOUSE ROAD
CLE ELUM, WASHINGTON**

**MINUTES OF THE BOARD OF DIRECTORS MEETING
HELD AT THE REAL ESTATE SALES CENTER, DISCOVERY CONFERENCE ROOM
JANUARY 26, 2026, 9:00 A.M.**

MEMBERS:

Mark Thorne	President
Ryan Hanks	Vice President
Bruce Morrison	Secretary/Treasurer
Mark Chitwood	Director

GUESTS:

Edward Simpkins	Director of Community Associations
Jennifer Kramer	Deputy Director of Community Associations
Vanessa Reust	Senior Manager Accounting
Annalisa Johnson	CFO
Brandi Darnall	Owner Relations Manager
Courtney Kephart	Assistant Director of Operations
Derek Coffinger	Account Manager, Suncadia
Graysen Cook	Design Review Administrative Assistant
Kelly Town	Compliance Specialist
Megan Huddleston	Senior Accountant

GUESTS:

Brad Gray	Owner
Mike Buttine	Owner
Mike Zahajko	Owner
Rod Fonda	Owner
Brian Frederick	Owner
Mike Davitt	Owner
Bethany Young	Recording Secretary, Minutes Solutions Inc.(via teleconference)

ABSENT:

Tucker Stevens	Director
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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 9:01 a.m.

2. APPROVAL OF AGENDA

The agenda was approved at 9:02 a.m. Agenda Item 12.1 was tabled.

3. APPROVAL OF MINUTES

On a motion duly made, it was resolved to approve the minutes of the Board of Directors meeting held on October 27, 2025. Motion carried at 9:03 a.m.

4. CORRESPONDENCE

The following items were included in the Board packet:

- TCVA Owner's Satisfaction Survey Report
- WUCIOA Reference Guide
- Allied Universal Quarterly Violations Report

5. OWNERS FORUM

There were no owner comments.

6. CONSENT CALENDAR

On a motion duly made, it was resolved to ratify the Board's email approvals of the following matters:

- **TCVA 2024 audit draft**
- **Use of reserve funds for culvert and ditch maintenance**
- **Use of reserve funds for playground structure paint touch-up**
- **Use of reserve funds for street sign replacements**
- **Use of reserve funds for the Tumble Creek bridge inspection and peer review**
- **Tumble Creek Cabins reserve contribution**

Motion carried at 9:09 a.m.

The Board requested an explanation of the bridge inspection report's reference to newer codes that might apply to the already constructed bridge. Mark Thorne explained that after a Minneapolis bridge collapse, the national standard was to reinspect bridges with similar construction of steel trusses joined by gusset plates. The original inspector mentioned the concern and recommended a more comprehensive inspection. A structural engineer was consulted out of an abundance of caution. Their final report is expected by February 6, 2026, and is expected to be positive.

7. TREASURER'S REPORT

7.1 Financial Reports Q4 – 2025

Vanessa Reust presented Q4 2025 financial report for Tumble Creek Village and Tumble Creek Cabins including assets, liabilities, equity, and reserves as of December 31, 2025. She explained line-item variances and compared the actual yearly amounts to the budget forecast. Maintenance and Repair expenses were over budget for the year due to a 5% contract rate increase that was not included in the 2025 budget. Utility expenses were over budget for the year due to an unexpected rate increase in Q1. The Association is in a strong cash position for 2026.

The Board raised concerns for the snow removal budget overages since residents were unsatisfied with the snow removal in Tumble Creek. They questioned the priority of roads and potential labor issues since there was adequate equipment in the area.

7.2 A/R – Collections Status Report

Vanessa Ruest reported that as of December 31, 2025, there were five Tumble Creek Village owners with an outstanding balance. This is an improvement from the over 100 owners in arrears at the end of 2023.

7.3 **2026 TCVA and TC Cabins Reserves Schedule**

The matter was not discussed.

8. **MANAGEMENT REPORT**

8.1 **Staff Report**

The staff report was included in the Board packet.

9. **COMMITTEE REPORTS**

9.1 **Tumble Creek Advisory Committee (TCAC) Report**

ACTION – Operations will notify gatehouse attendants to remove any sandwich board signs that are placed at the entrance.

ACTION – Management will invite a Big Country representative to a Board meeting to explain their plowing priorities and their billing.

ACTION - Management will have the Forest Management Steering Committee share their 2026 plan for forest health and forest resiliency work with the Board.

The TCAC shared their dissatisfaction with Big Country's snow removal timing and completion. They reported the center road striping is wearing off, leaving wavy lines that will need to be addressed as a warranty issue in the spring. They requested the mailbox camera be hardwired to allow real-time access. The TCAC requested a list of capital projects by quarter. They expressed concern that owners were not notified of Firewise activity occurring randomly in the residential area. They requested to see the Firewise plan identifying areas and costs to prevent change orders through the year.

Signage for open houses was discussed. It had been agreed that there would be one home tour the first Saturday of the month with marketing providing maps at the gatehouse. Sandwich boards for open houses have been reported at the entrance. Management informed the group that the marketing team plans to repaint the permanent sign on the opposite side of the road to make it more visible, and enlarge the font used. During home tours or open houses, signs can be attached to the permanent sign. Any sandwich boards should be removed by gatehouse attendants.

Management responded to TCAC questions stating that owners should email the Management team with any concerns in the absence of a Director of Operations. Management noted that the Allied report of Q4 incidents was included in the Board packet, and that the status of the overbilling settlement was on the agenda.

9.2 **Board Discussion with the TCAC on Traffic Calming Initiatives**

The Tumble Creek Advisory Committee stated that they would bring any traffic calming issues that arise in committee to the Board. Owner reactions are currently divided on their appreciation or displeasure with the initiatives.

10. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

11. **PRESIDENTS REPORT**

11.1 **Update on Overbilling Settlement**

ACTION – Mark Thorne will contact David Betz, the recommended litigation attorney to schedule a meeting before February 6, 2026, with Doug Beck of the SROA, himself, and a member of the TCVA Board, either Ryan Hanks or Bruce Morrison.

In December 2025, a demand letter was sent to the previous management company’s parent company with a March 1, 2026, deadline for payment of the overbilling. A payment is not anticipated and further action is needed. Allison Peryea, HOA counsel, has suggested seeking litigation for the \$2.8 million owed, plus interest and attorney fees. She recommended David Betz, a litigation attorney with Ryan, Swanson and Cleveland. After meeting with the litigation attorney, the SROA and TCVA Boards will decide how to proceed.

12. **NEW BUSINESS**

12.1 **Resolution Authorizing the TCVA President to Approve Reserve Fund Requests on Behalf of the Board**

This agenda item was tabled.

13. **OWNERS FORUM**

ACTION – Mark Thorne will contact Tucker Stevens, the Chief Development Officer, to determine if the off-leash dog park adjacent to Domerie Park could be made a priority over other capital projects.

Rod Fonda questioned why the proposed creation of the off-leash dog park adjacent to Domerie Park was not in the proposed 2026 budget. It would provide an alternative for off-leash dogs on the trails.

Mark Thorne explained that it might be part of the 2026 capital budget. He will speak with Tucker Stevens, the Chief Development Officer, to determine if the off-leash dog park can be made a priority over other capital projects.

14. **NEXT MEETING**

The date of the next Board of Directors meeting is April 27, 2026.

15. **ADJOURNMENT**

The meeting closed at 9:51 a.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.

Bruce Morrison

Bruce Morrison (May 5, 2026 17:10:24 EDT)

Director

05/05/26

Date

Director

Date






January 26 2026 Tumble Creek Village Association BOD Amended

Final Audit Report

2026-05-05

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