Tumble Creek Village Association
Regular Board Meeting
Tumble Creek Great House, Media Room or via MS Teams
July 27, 2026, 9-10:30 a.m.

Microsoft Teams
Join the meeting now
Meeting ID: 266 088 503 202 40
Passcode: oQ6pc2WR

Dial in by phone
+1 720-464-2091,,582381534# United States, Denver
Find a local number
Phone conference ID: 582 381 534#

AGENDA

1. Meeting Call to Order – Verification of Quorum
    a. Jonathan Haack, President; Trey Laird, Vice President; Bruce Morrison, Secretary/Treasurer; Mark Chitwood, Director; Ryan Hanks, Director

2. Approval of Agenda

3. Approval of Minutes
    a. Regular Board Meeting – April 23, 2026

4. Unfinished Business

5. Correspondence
    a. Allied Universal Quarterly Violations Report
    b. Appointments to the Board of Directors
    c. CAI Preferred Places to Call Home Survey Report
    d. Declarant Resignation from the Board of Directors
    e. Amendment to the Operating & Leaseback Agreement for Tractor and Snow Removal Equipment
    f. Escalante Tumble Creek Development, LLC Appointments to the Tumble Creek Village Association Board
    g. Escalante Tumble Creek Development, LLC Appointment of Officers to the Tumble Creek Village Association Board

6. Owners Forum

7. Consent Calendar
    a. Ratify the Email Vote Regarding Approval of Forest Health and Fire Resiliency Reserve Funding for Jenkins Drive and Liberty Bell
    b. Ratify the Email Vote Regarding Approval of Forest Health and Fire Resiliency Reserve Funding for Tumble Creek Drive 5
    c. Ratify the Email Vote Regarding Approval of an Investment Advisor Appointment
    d. Ratify the Email Vote Regarding Approval of the Overpayment Settlement Agreement

e. Ratify the Email Vote Regarding Approval of Reserve Funds for Replacement of the Caretaker's Cottage Furnace

8. Treasurer's Report
    a. Financial Reports Q2, 2026
    b. A/R - Collections Status Report
    c. Discussion on the $250,000 FDIC Insurance Limits on TCVA Operating and Reserve Accounts

9. Management Report
    a. Staff Report
        i. TCVA Reserve Schedule
        ii. Owner Inquiry Resolution and Policy
        iii. Board Standard of Conduct

10. Committee Reports
    a. Tumble Creek Advisory Committee Report

11. Presidents Report

12. New Business
    a. Discuss, Deliberate and Act Upon TCVA Investment of Overpayment Proceeds
    b. Discuss, Deliberate and Act Upon a Resolution Adopting an Owner Inquiry Policy
    c. Discussion on the Future Use of Settlement Funds
    d. Discuss, Deliberate and Act Upon a new Management Agreement with Suncadia Management Company
    e. Discuss, Deliberate and Act Upon Adopting a Revised Resolution Regarding the Board's Standard of Conduct
    f. Discuss, Deliberate and Act Upon Insurance Policies for the Tumble Creek Bridge and Cabins Car Barns

13. Executive Session

14. Adjournment