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
JULY 23, 2026, 11:30 A.M.

MEMBERS:

Tucker Stevens	President (via teleconference until 11:43 a.m.)
Jim Becker	Vice President
Lisa Mendenhall	Second Vice President (via teleconference)
Karen Hauck Porter	Secretary
Annalisa Johnson	Treasurer
Edward Simpkins	Ex Officio

MANAGEMENT:

Jennifer Kramer	Deputy Director of Community Associations
Brandi Darnall	Owner Relations Manager (via teleconference)
Megan Huddleston	Senior Accountant (via teleconference)
Houston Perkins	General Manager and Vice President of Hospitality

GUESTS:

Adam Robinson	Owner (via teleconference from 11:42 a.m.)
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 11:33 a.m.

2. APPROVAL OF AGENDA

On a motion made by Jim Becker, seconded by Lisa Mendenhall, it was resolved to approve the agenda of the July 23, 2026, Board of Directors meeting. Motion carried at 11:33 a.m.

3. APPROVAL OF MINUTES

On a motion made by Jim Becker, seconded by Lisa Mendenhall, it was resolved to approve the minutes of the Board of Directors meeting held on April 23, 2026, as amended. Motion carried at 11:35 a.m.

4. OWNERS FORUM

There were no owner comments.

5. CORRESPONDENCE

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

- Hope Source Grant Approval Appreciation
- FORL Seussapalooza Sponsorship Final Report

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- Suncadia Easter Celebration Recap 2026
- Mountains to the Sound Greenway Trust Refund
- KVH Foundation Report

6. CONSENT CALENDAR

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

- **$1,000 sponsorship of the Roslyn Ronald Cle Elum Heritage Club 2026 events;**
- **$2,000 sponsorship of the Rotary Club of Upper Kittitas County golf tournament held on July 16, 2026;**
- **$2,500 sponsorship of the Cle Elum Downtown Association Pioneer Days event held in July 2026;**
- **$8,000 grant for the FISH food bank 2026 summer lunch program;**
- **$12,500 grant for Suncadia Community Events development of the Woodland Wonders Trail;**
- **$2,000 sponsorship of the Rosyln Farmers Market 2026 season;**
- **$2,500 sponsorship of the AARF Animal Rescue Nibble and Sips fundraiser held on August 15, 2026.**

Motion carried at 11:37 a.m.

7. TREASURER'S REPORT

7.1 Financial Reports Q2 – 2026

ACTION – Megan Huddleston will separate the list of grants for the year into a list of community grants and a list of non-event related grants to Suncadia entities.

Megan Huddleston presented the Q2 2026 financial report, including the fund balance sheet, income statement, and a list of grants awarded as of June 30, 2026. She explained that the during the 2025 audit, auditors indicated that interest income is considered unrestricted and is subject to income tax. The Association will pay income tax on interest earned starting with 2025. The Board requested clarification on grants awarded to the community and for Suncadia events versus those awarded for Suncadia non-event projects.

8. UNFINISHED BUSINESS

There was no unfinished business to discuss.

9. EXECUTIVE SESSION – GRANT RECIPIENT VETTING

ACTION – Management will schedule a special Board of Directors meeting with 14-days notice once the Washington State Office of the Attorney General releases their comment regarding transfer fees.

Annalisa Johnson stated that legal counsel advised that SFCE pause awarding community grants until a statement is released by the Washington State Office of the Attorney General regarding an update to transfer fees. The Attorney General is reviewing a case with similarities to the SFCE program and is expected to have a comment in the next two weeks. An Executive Session was not needed.

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10. NEW BUSINESS – LOCAL AREA GRANTS

10.1 Upper Kittitas County Senior Center Grant Request

The request was tabled until the next meeting.

10.2 Two Community Builder Grant Requests

The request was tabled until the next meeting.

10.3 Boys and Girls Club of Columbia Basin Request

The request was tabled until the next meeting.

11. NEXT MEETING

The date of the next regular Board of Directors meeting is October 22, 2026.

12. ADJOURNMENT

The meeting closed at 11:49 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.

_____	_____
Director	Director
_____	_____
Date	Date

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