SUANCADIA

SUNCADIA COMMUNITY COUNCIL
141 FIREHOUSE ROAD
CLE ELUM, WASHINGTON

MINUTES OF THE BOARD OF DIRECTORS MEETING
HELD AT THE LODGE AT SUNCADIA, BARICH ROOM
JULY 24, 2026, 9:00 A.M.

MEMBERS:

Mark Thorne	President
Tucker Stevens	Vice President

MANAGEMENT:

Edward Simpkins	Director of Community Associations
Jennifer Kramer	Deputy Director of Community Associations
Annalisa Johnson	CFO (via teleconference)
Brandi Darnall	Owner Relations Manager
Cody Martz	Director of Operations
Courtney Kephart	Assistant Director of Operations
Graysen Cook	Design Review Administrative Assistant
Kelsey Greene-Snyder	Director of Design Review and Residential Construction
Kerie Swepston	Senior Director of Finance (via teleconference)
Vanessa Reust	Senior Manager Accounting (via teleconference)

GUESTS:

Bruce Chattin	Owner
Ira Astrachan	Owner
Jack Bliss	Owner
Terry Jones	Owner (via teleconference)
Bethany Young	Recording Secretary, Minutes Solutions Inc.(via teleconference)
Charlie Griffes	Owner

ABSENT:

Gary Kittleson	Secretary/Treasurer

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 9:02 a.m.

2. APPROVAL OF AGENDA

On a motion made by Tucker Stevens, seconded by Mark Thorne, it was resolved to approve the agenda of the July 24, 2026, Board of Directors meeting, as presented. Motion carried at 9:03 a.m.

3. APPROVAL OF MINUTES

On a motion made by Tucker Stevens, seconded by Mark Thorne, it was resolved to approve the minutes of the Board of Directors meeting held on April 24, 2026, as presented. Motion carried at 9:04 a.m.

4. UNFINISHED BUSINESS

There was no unfinished business.

5. OWNERS FORUM

ACTION – A drive through the community will be scheduled by August 7, 2026, for Mark Thorne, Cody Martz, and Ira Astrachan to review concerns raised regarding cul-de-sac landscaping.

ACTION – Cody Martz will provide Ira Astrachan with the plan to address noxious weeds.

Ira Astrachan:
Stated that cul-de-sac landscaping is lacking in several locations. Specifically, the Big Rock Lane cul-de-sac that was previously brought to the attention of the Board has not been addressed. Regarding noxious weed control, he noted that knapweed is present on Yellow Bell Court and Panorama Drive that needs to be cut, bagged, and removed to properly stop its spread. He does not believe that the emails sent to homeowners about taking care of knapweed are enough because some homeowners do not care or are not at their property. Some homeowners have serious knapweed problems in their yard that should be identified by DRC compliance inspections to get control of the problem. He reported an established home on Big Rock Lane has created a mesa of dirt in their front yard and added sod on top which are both not allowed.
Mark Thorne:
Determined that there is still money in the budget for additional landscaping of cul-de-sacs and noxious weed control. He will set up a drive through the community with Cody Martz and Ira Astrachan.
Cody Martz:
Explained that Weed Whackerz has just started spraying the flowering knapweed. Cutting and bagging the weed is suggested but has not historically been done. There seems to be more knapweed this year and options in addition to spraying are being considered.
Jennifer Kramer:
Reported that the house on Big Rock Lane is in active compliance investigation and has been visited by the Committee. She noted that the only sod allowed needs to be the specific Suncadia seed mix blend.

6. CORRESPONDENCE

The following correspondence was included in the Board packet for informational purposes:
- SCC Appointments to the Board of Directors

7. CONSENT CALENDAR

On a motion made by Tucker Stevens, seconded by Mark Thorne, it was resolved to ratify the Board's email approval of the following:
- **Use of reserve funds for five forestry health and wildfire resiliency projects totalling $168,610;**
- **The SCC SMC Settlement Agreement;**
- **Use of reserve funds for wildfire mitigation triage work at a cost of $23,000;**

- **Use of reserve funds for the installation of two Tumble Creek fire gates by Big Country Specialists LLC at a cost of $5,898.02.**

Motion carried at 9:13 a.m.

8. TREASURER'S REPORT

8.1 Financial Reports Q2 - 2026

Vanessa Reust presented the Q2 2026 financial report, including assets, liabilities, equity, and reserves as of June 30, 2026. She explained line-item variances and provided quarter-over-quarter comparisons. She reported that over $30,000 in interest has been earned since putting operating cash into CDs earning approximately 4% that mature every 90 days. She reported that the overpayment settlement fund payment was received on July 2, 2026, with interest, so it does not appear on the Q2 report. The funds are in the operations checking account awaiting investment instructions from the Board. The $177,000 in interest is considered income and will be part of the 2026 income tax.

It was explained that as Management has worked to control access to the construction debris dumpsters and Accounting has audited invoices, they found co-mingled construction debris with yard waste. An adjustment was made to move the expenses to the proper Association which is the Suncadia Residential Owners' Association (SROA) operating fund. The vendor, Waste Management, has been contacted to ensure that yard waste containers are separate from construction debris dumpsters to prevent the co-mingling from happening again. She announced that Management is not planning to suggest an increase to the construction debris fee for the 2027 budget as the program is working as it should.

8.2 Pavement Management Plan and Reserve Funding

ACTION – Vanessa Reust will develop additional reserve study models before the 2027 budget discussions that incorporate the pavement study recommendations without the fully funded percentage dropping below 30%.

Vanessa Reust explained that the Board packet included two different versions of the reserve study that reflect the results of the fall, 2025, pavement study recommendations. The information was presented before the 2027 budgeting process to align with expectations of increases for the reserves. The first version incorporates the suggested Suncadia Trail pavement work beginning in the fall of 2026 with the rest being completed in 2027, with reserve contribution increases over the next five years to accommodate the study results. The second version reflects all Suncadia Trail pavement work being completed in 2027 with reserve contribution increases over the next five years to accommodate the study results.

Edward Simpkins stated that there are not sufficient funds allocated in 2026 to accommodate the $1.8 million pavement project recommended in the pavement management plan. He suggested revisiting the topic in 2027 to determine how the work could be completed in phases over multiple years. Mark Thorne indicated that Management wants to look at the options of phasing and incremental reserve contribution increases to ensure the pavement issue is addressed, as well has setting up the reserves for future years. Vanessa Reust clarified the percent ratio of fully funded value to reserve balance. Tucker Stevens noted he understood that the goal is to get the fully funded percent back to 100% by 2040 and requested additional versions of the reserve study that keep the fully funded percentage above 30%. Mark Thorne indicated the complex topic and scenarios needed to be discussed outside of a Board meeting.

9. MANAGEMENT REPORT

9.1 Staff Report

The staff report was included in the Board packet.

9.1.1 SCC Reserve Schedule

Edward Simpkins reported that the SCC reserve schedule was updated to reflect the $432,817 in assets identified during the reserves review and inspection that do not need to be repaired or replaced this year. The marked-up schedule was included in the Board packet.

9.1.2 Owner Inquiry Resolution and Policy

Edward Simpkins provided information on the purposes and provisions of the owner inquiry resolution and policy to be discussed during New Business in response to the June 11, 2026, passage of House Bill 1501. A red-lined version of the policy was included in the Board packet.

9.1.3 Board Standard of Care

Edward Simpkins provided information on the purpose and intent of the Board of Directors Standard of Care policy to be discussed during New Business. The Director's Fiduciary Resolution adopted years ago is no longer applicable. Legal counsel reviewed the resolution and provided a more appropriate policy in line with current law for the Board to adopt. A red-lined version of the policy was included in the Board packet.

9.2 Allied Q2 Operational Business Review Report

The Allied Q2 Operational Business Review Report was included in the Board packet.

9.3 Suncadia Quarterly Report Incident Events

The monthly report of incidents and events in Q2 2026 was included in the Board packet.

10. PRESIDENT'S REPORT

A report was not given.

11. NEW BUSINESS

11.1 SCC Investment of Overpayment Proceeds

ACTION – Vanessa Reust will develop a staggered three- and six-month laddered CD investment plan for the overpayment settlement proceeds for the Board's approval of allocations and terms.

Vanessa Reust recommended that the settlement funds be invested in CDs that are earning 3% to 4% interest compared to money market accounts earning 2.6%. She suggested investing the money in three- or six-month CDs at Raymond James depending upon the future use of the funds.

11.2 Future Use of Settlement Funds

ACTION – The Board will obtain a formal legal opinion from Allison Peryea, SROA counsel, regarding the potential reimbursement of the settlement funds to individual homeowners who were Suncadia owners during the years of overpayment.

Mark Thorne outlined the distribution of the overpayment settlement funds between the Tumble Creek Village Association (TVCA), the Suncadia Residential Owners' Association (SROA), and SCC. TCVA is debating the use separately with their new declarant. He stated that the decision on the use of the SCC's settlement funds needs to be largely driven by broad owner input. He suggested that an owner-driven advisory committee conduct an all-owner survey to determine five or six options for using the settlement funds. He mentioned the potential use of the Suncadia Owners' Advisory Committee (SOAC) to lead the survey and research. Since the SCC Board is completely controlled by the declarant, he would prefer to defer a decision on the use of the money pending recommendations from the SOAC. He noted that the funds could be used for a couple different projects and as an independent Board, they must consider the pavement plan and reserve findings.

Mark Thorne suggested several options and stated that some owners may ask to be reimbursed for what they were overcharged. Allison Peryea, legal counsel for the Boards, has said that it would be difficult and costly to identify and contact the thousands of owners over a 13-year period that may have left Suncadia, divorced, died, or are otherwise difficult to track. Management will request that Allison Peryea provide a written document of the advice she provides to Boards regarding reimbursement requests. He reiterated that the Board will largely let the owners' dictate where the settlement is invested or spent.

The floor was opened for owner comments.

Jack Bliss:
Requested that correspondence to owners be sent via email so that everyone is notified of the request for their input and notified of the top proposals to be voted on. There are concerns of transparency of decisions made at the Board level.
Mark Thorne:
Agreed that transparency and early and clear communication are key. The advisory committee of owners should follow the correspondence suggestions made and use a professional firm such as Zogby Analytics to survey owners in the community. There should also be an explanation of how the final limited list of options was determined based on the survey results.
Tucker Stevens:
Shared that he only wants the option that will make the most homeowners happy.

11.3 <u>Revised Resolution No. 303-2026 Regarding the Board's Standard of Conduct</u>

On a motion made by Tucker Stevens, seconded by Mark Thorne, it was resolved to approve the red-lined revised Resolution No. 104-2026 regarding the Board's standard of conduct, subject to updating the signature block to reflect SCC. Motion carried at 9:48 a.m.

ACTION – Management will update the signature block of the red-lined revised Resolution No. 104-2026 to specify that it is for the Suncadia Community Council.

Edward Simpkins confirmed that Allison Peryea, who specializes in HOA law, provided input on the resolution. She was provided a draft that she returned as the red-lined version included in the Board packet. The Board approved of the red-lined version of the revised resolution but noted it needed to specify SCC as the Association with the appropriate signature block.

11.4 <u>Owner Inquiry Resolution and Policy</u>

On a motion made by Tucker Stevens, seconded by Mark Thorne, it was resolved to approve the owner inquiry resolution and policy pending there are no changes other than adding in the Association name. Motion carried at 9:50 a.m.

ACTION – Management will update the draft of the owner inquiry resolution and policy to specify that it is for the Suncadia Community Council.

Edward Simpkins confirmed that Allison Peryea provided input on the resolution and policy. He confirmed it was in response to the new law that came into effect on June 11, 2026. The Board approved of the standard resolution and policy language but noted it needed to specify SCC as the Association.

12. NEXT MEETING

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

13. ADJOURNMENT

The meeting closed at 9:50 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