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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**
**HELD AT THE TUMBLE CREEK GREAT HOUSE, MEDIA ROOM**
**JULY 27, 2026, 9:00 A.M.**

**MEMBERS:**

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| Jonathan Haack | President (via teleconference) |
| Trey Laird | Vice President (via teleconference) |
| Bruce Morrison | Secretary/Treasurer |
| Mark Chitwood | Director |
| Ryan Hanks | Director, was unable to attend |

**MANAGEMENT:**

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| Edward Simpkins | Director of Community Associations, SMC |
| Jennifer Kramer | Deputy Director of Community Associations (via teleconference) |
| Annalisa Johnson | CFO (via teleconference) |
| Brandi Darnall | Owner Relations Manager (via teleconference) |
| Cody Martz | Director of Operations |
| Courtney Kephart | Assistant Director of Operations (via teleconference) |
| Derek Coffinger | Account Manager, Suncadia/Allied (via teleconference) |
| Kelsey Greene-Snyder | Director of Design Review and Residential Construction |
| Vanessa Reust | Senior Manager Accounting Shared Services (via teleconference) |

**GUESTS:**

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| Andrew Klein | Owner (via teleconference) |
| Bob Ashman | Owner (via teleconference) |
| Brad Harrington | Owner (via teleconference) |
| David Murphy | Owner (via teleconference) |
| Dylan Brady | Owner (via teleconference) |
| Ed and Ragan Kim | Owner (via teleconference) |
| Eve Ryman | Owner (via teleconference) |
| Jeff Mendenhall | Owner (via teleconference) |
| Jennifer Robison | Owner |
| Karen and Brad Gray | Owner (via teleconference) |
| Kimberly Brown | Owner (via teleconference) |
| Lew Thayer | Owner (via teleconference) |
| Mike Butine | Owner |
| Rick | Owner |
| Rick Kahler | Owner (via teleconference) |
| Rod Fonda | Owner (via teleconference) |
| Suzanne Cragin | Owner |
| Venu Raghavan | Owner (via teleconference) |
| +12*******41 | Owner (via teleconference) |
| +13*******53 | Owner (via teleconference) |
| Bethany Young | Recording Secretary, Minutes Solutions Inc.(via teleconference) |

1. **<u>CALL TO ORDER</u>**

There being a quorum present, and adequate and proper notice of the meeting having been given, the meeting was called to order at 9:03 a.m.

2. **<u>APPROVAL OF AGENDA</u>**

**On a motion made by Mark Chitwood, seconded by Bruce Morrison, it was resolved to approve the agenda of the July 27, 2026, meeting. Motion carried at 9:04 a.m.**

3. **<u>APPROVAL OF MINUTES</u>**

**On a motion made by Mark Chitwood, seconded by Bruce Morrison, it was resolved to approve the minutes of the Board of Directors meeting held on April 23, 2026. Motion carried at 9:04 a.m.**

4. **<u>UNFINISHED BUSINESS</u>**

There was no unfinished business.

5. **<u>CORRESPONDENCE</u>**

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

- Allied Universal quarterly violations report
- Appointments to the Board of Directors
- CAI Preferred Places to Call Home survey
- Declarant resignation from the Board of Directors
- Amendment to the operating and leaseback agreement for tractor and snow removal equipment
- Escalante Tumble Creek Development, LLC appointments to the Tumble Creek Village Association Board
- Escalante Tumble Creek Development, LLC appointment of officers to the Tumble Creek Village Association Board

6. **<u>OWNERS FORUM</u>**

*ACTION – Jonathan Haack will meet with Management to familiarize himself with the Tumble Creek processes regarding speeding, the previous prevention measures taken, and the enforcement measures available.*

**Jennifer Robison:**
Expressed her concern regarding the ongoing speeding and aggressive driving problem in Tumble Creek. She stated that previous traffic calming measures have not been effective and noted that the reports from Allied have not included all instances of speeding. Some instances that she has reported to the gate are not shown in the report. She noted that one contractor that she had spoken with about their speeding apologized to security at the gate. She reported that both residents and contractors have been observed speeding, driving aggressively, or having noisy vehicles. She submitted a document to the Board that identified specific speeders and presented a possible plan of action.
**Mike Butine**
Asked if there were statistics on the number of traffic citations issued in Tumble Creek. He stated that traffic calming efforts never solve the problem.

**Owner 1**:
Reported an incident where he was cut off at his corner by a vehicle speeding down Tumble Creek Drive. He stated that the gatehouse staff were familiar with the individual. He encouraged Management to start with repeat offenders.
**Bruce Morrison:**
Stated that residents should not confront contractors and other residents regarding speeding or other issues and should reach out to Suncadia Management to notify them of any incidents.
**Edward Simpkins:**
Explained that the compliance team is responsible for assessing fines for speeding. Kelsey Greene-Snyder has been communicating with Jennifer Robison for some time regarding the issue and courtesy notices have been sent to identified speeders as a first step.
**Jonathan Haack:**
Responded that speeding is a problem and that as a new Board member, he will meet with Management to learn the specific Tumble Creek processes, measures taken, and enforcement options to be able to discuss the issue further.

**Andrew Klein:**
Expressed appreciation for the trail system in Tumble Creek. He requested that the new owners continue to invest in and maintain the trails. He asked if the planned trail on the west side of Jenkins Drive will be built and if additional trails can be added as the Jenkins area is developed.
**Bruce Morrison:**
Explained that the walkway parallel to Jenkins Drive is still planned but has been delayed due to the ongoing development. He recommended providing feedback on the trails to the Tumble Creek Owners' Advisory Committee (TCAC), who will update the Board on trail concerns and requests.

**Lew Thayer:**
Reported on a significant flooding problem in the backyard of his home at 6670 Tumble Creek Drive and the two adjacent lots, 15-3 and 15-5, that he owns. The properties back up to preserved land where numerous trees have fallen. Heavy rains cause the runoff to flood his property. He has spent a significant amount of money to install dry wells and drainage. New construction is part of the issue, such as the development of 6570 Tumble Creek Drive, which is causing runoff to flow downhill and kill trees. He has met with Kelsey Greene-Snyder but wanted to raise the issue with the new owners so that someone could serve as a point of contact with the new change in leadership. He stated that the issue should be addressed before winter to prevent spring flooding. He expressed interest in working with the Board on the issue and offered to provide evidence.
**Jennifer Robinson:**
Reported that recent clear-cutting has made the flooding problem worse, particularly at the corner near the Tumble Creek Drive intersection with Liberty Bell Lane. Mud slides may be a concern with heavy rains.
**Jonathan Haack:**
Asked questions to clarify his understanding of the issue and requested that Kelsey Green-Snyder communicate further with the owner.

**Carla:**
Expressed appreciation for the gatehouse staff's assistance as visitors entered the community to attend a client appreciation event hosted at her residence.

**Owner 4**:
Requested communication from Escalante Golf regarding their purchase of Tumble Creek and their intentions for the property since rumors are circulating in the absence of information.
**Bruce Morrison:**
Indicated that information would be provided later in the meeting.

## 7. CONSENT CALENDAR

**On a motion made by Mark Chitwood, seconded by Bruce Morrison, it was resolved to ratify the Board's email approval of the following:**

- **Use of forest health and fire resiliency reserve funding for the Jenkins Drive Fuels 1 project at a cost of $22,000 and the Liberty Bell Lane project at a cost of $40,000 for a total cost of $62,000;**
- **Use of forest health and fire resiliency reserve funding for the Tumble Creek Drive 5 project at a cost of $33,000;**
- **Appointment of Suzanne Cragin as the TCVA Investment Advisor;**
- **Overpayment settlement agreement;**
- **Use of reserve funds for replacement of the caretaker's cottage furnace by Grant Mechanical at a cost of $5,893.34.**

**Motion carried at 9:26 a.m.**

## 8. TREASURER'S REPORT

### 8.1 Financial Reports Q2 - 2026

*ACTION – Vanessa Reust will include the A/R report in the quarterly report and share the most recent A/R information at the quarterly Board meetings beginning in October, 2026.*

*ACTION – Vanessa Reust and Brandi Darnell will review the insurance policy change separating Tumble Creek from Suncadia to determine the accuracy of the prepaid refund amount.*

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. The March, 2026, balance sheet was included for informational purposes for the new Board members.

The remaining reserve contributions for TCVA and the Cabins will be deferred until later in 2026 to account for winter snow events. She explained that the A/R Related Party – SROA account is reviewed semi-annually and is then adjusted to reflect the actual number of home starts. There were no B&O taxes in June, 2026, since the threshold was not met. Revenue is unfavorable to budget for Q2 and YTD but should improve. The revenue budget was spread evenly throughout the year but there tend to be more home sales later in the year. The reserves interest income is below budget based on an overestimated budget and the effect of lower interest rates.

Management is suggesting a 10% increase in DRC design review fees collected from builders from $5,000 to $5,500 for the 2027 budget to ensure that the Design Review and Compliance (DRC) costs are covered. The last increase in DRC fees was in 2022.

Vanessa Reust responded to a Board question regarding the prepaid insurance. She explained that since the policy that had been co-mingled with Suncadia was changed on July 1, 2026, a $3,000 refund is anticipated.

She reported that the overpayment settlement funds were received on July 2, 2026, with interest, and will be in the Q3 financial report. The funds are currently in the operations checking account awaiting investment instructions from the Board.

## 8.2 A/R Collections Status Report

Vanessa Reust reported that only four owners are past due.

## 8.3 FDIC Insurance Limits on TCVA Operating and Reserve Accounts

*ACTION – Management will share the recommendations for account sweeps to maintain FDIC insurance with the Tumble Creek Finance Committee to determine the best option.*

The Board discussed the options presented by Management for overnight account sweeps at both Columbia Bank and US Bank to maintain FDIC-insured accounts of no more than $250,000. Each option would incur monthly account fees and potentially have lower interest rates. The decision was deferred until the Tumble Creek Financial Committee can determine which option makes the best business sense for TCVA.



## 9. MANAGEMENT REPORT

## 9.1 Staff Report

The complete staff report was included in the Board packet.

### 9.1.1 TCVA Reserve Schedule

Edward Simpkins reported that the TCVA reserve schedule was updated to reflect the $236,198 in assets identified during the reserves review and inspection that do not need to be repaired or replaced this year. They will be rescheduled for future years. There are still some contingency funds in case something fails. 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. It was reviewed by legal counsel and will replace the Director's Fiduciary Resolution to follow current standards more closely. A red-lined version of the policy was included in the Board packet.

## 10. COMMITTEE REPORTS

## 10.1 Tumble Creek Advisory Committee (TCAC) Report

*ACTION – Management will obtain firm quotes to asphalt the gravel mailbox area and the gravel golf cart trail from the second Ruby King Loop that runs parallel to the driving range.*

*ACTION –TCAC will provide the Board with a list of potential questions to be asked at the meet and greet event and a list of suggested capital improvement projects to be considered during the 2027 budget process.*

Suzanne Cragin, Chair of TCAC, reported that they understand that TCVA is controlled by the declarant Board, which will decide on the use of the overpayment settlement funds. The

Committee suggested that the funds be put into reserves and that they could possibly be used to avoid any increases in assessments for 2027. The Committee requested that Escalante Golf explain their plan for real estate in Tumble Creek at the meet-and-greet with owners. She recommended that the date of the meet and greet be shared via the three main communication channels: a general email blast; the bi-weekly "Dispatch" email; and the Tumble Creek app. The app is the most effective way to communicate with the largest number of homeowners. TCAC could provide the Board with a list of questions that may be asked at the meet-and-greet event.

TCAC requested that the leftover maintenance funds be used to asphalt the gravel mailbox area, the gravel parking lot pickup area near Bullfrog Road, and the gravel golf cart trail from the second Ruby King Loop that runs parallel to the driving range. Paving the golf cart trail segment will help get more golf carts off Tumble Creek Drive. They estimate it will cost between $20,000 and $25,000 and request that the work be completed before winter.

Suzanne Cragin provided information on the firewise work being done in Tumble Creek and concerns about lower water levels in the Paintbrush Lakes that have been addressed by Cody Martz.

TCAC requested a quote to remove trees in three locations: the dry creek bed between Scatter Creek Loop and Goat Creek Lane; along the golf path on Tumble Creek Drive between Honolulu Drive and Quick Creek Lane; and at the corner of Tumble Creek Drive and Liberty Bell Lane. They requested the addition of a concave traffic mirror by the first bend on the bridge.

TCAC provided suggestions for capital improvement projects to be considered during the 2027 budget process. She explained to Jonathan Haack that TCAC meets quarterly about one and a half weeks before the Board meeting.

## 11. <u>PRESIDENT'S REPORT</u>

Jonathan Haack, Vice President of Real Estate for Escalante Golf, introduced himself and Trey Laird as the new declarant Board members. He provided an overview of Escalante Golf which has 28 different golf properties across the country and HOA declarant rights in a quarter of those communities. He clarified that the non-profit TCVA is a separate entity from the for-profit Tumble Creek Club. The company is staying focused on what benefits all homeowners, not just the members of the Club. As a family generational-owned business, Escalante Golf has no exit strategy and is looking forward to long-term ownership of Tumble Creek. He explained that, although they are the declarant with the majority of Board votes, it is the homeowners' community for them to shepherd. They encouraged homeowner feedback since they want to work together with them for the betterment of the community.

## 12. <u>NEW BUSINESS</u>

### 12.1 <u>TCVA Investment of Overpayment Proceeds</u>

**On a motion made by Trey Laird, seconded by Bruce Morrison, it was resolved to open the discussion on the TCVA investment of overpayment proceeds. Motion carried at 10:05 a.m.**

**On a motion made by Bruce Morrison, seconded by Trey Laird, it was resolved to approve the transfer of the overpayment settlement proceeds from the US Bank operating account into a money market account at Columbia Bank. Motion carried at 10:07 a.m.**

Vanessa Reust suggested that the overpayment settlement proceeds be invested in CDs with higher interest rates than money market accounts. A new account would need to be opened at Raymond James, and three- or six-month terms could be used depending on future use of the money.

Bruce Morrison recommended that the Board take a conservative approach and not invest the funds for any term more than 30 days, which would mean a money market account. While there will be a lower interest rate, it signals to the owners that no decision has been made on the use of the funds.

## 12.2 Adopting an Owner Inquiry Resolution and Policy

**On a motion made by Trey Laird, seconded by Mark Chitwood, it was resolved to open the discussion of the owner inquiry resolution and policy. Motion carried at 10:08 a.m.**

**On a motion made by Bruce Morrison, seconded by Jonathan Haack, it was resolved to adopt the owner inquiry resolution and policy. Motion carried at 10:09 a.m.**

## 12.3 Future Use of Settlement Funds

*ACTION – Management will determine the number of current TCVA owners who would be eligible for reimbursement of overpayments.*

*ACTION – TCAC will inform homeowners of the overpayment settlement and the need to decide how the funds are used. They will actively request homeowners' input on the potential use of funds.*

Edward Simpkins informed the Board that the only future uses Management is aware of are TCAC's recommendation to add the funds to reserves; some owners have indicated they would like to receive their portion of the overpayment directly. He shared that the Suncadia Residential Owners' Association (SROA) and the Suncadia Community Council (SCC) Boards have appointed committees to discuss possible options and make recommendations to the Boards. They will engage Zogby Analytics to produce a survey for residents. He recommended a similar approach be used for TCVA.

Bruce Morrison asked how many current TCVA owners would be eligible for a direct reimbursement. Suzanne Cragin estimated that a refund to eligible owners would be no more than $3,000. She noted that it would be difficult to contact previous owners who have left the community and that they need to consider the costs involved. Edward Simpkins shared that the SROA and SCC Boards are requesting legal counsel provide an opinion on how a refund process would work and a recommendation; the opinion could be applicable to TCVA. After discussion, the Board proposed that TCAC could inform homeowners about the overpayment settlement and make a more visible request for input on potential uses of the funds, beyond their initial suggestion.

## 12.4 Revised Resolution Regarding the Board's Standard of Care

**On a motion made by Trey Laird, seconded by Mark Chitwood, it was resolved to open the discussion of the revised resolution regarding the Board's standard of care. Motion carried at 10:15 a.m.**

**On a motion made by Bruce Morrison, seconded by Jonathan Haack, it was resolved to adopt the revised resolution regarding the Board's standard of care, modified to specify Tumble Creek Village Association. Motion carried at 10:17 a.m.**

Edward Simpkins explained that the red-lined version of the owner inquiry and policy is being adopted by each Suncadia Association. The wording of the TCVA version would be updated to specify TCVA.

**12.5 Insurance Policies for Tumble Creek Bridge and Cabins Car Barns**

**On a motion made by Trey Laird, seconded by Jonathan Haack, it was resolved to open the discussion on insurance policies for the Tumble Creek Bridge and the Cabins car barn. Motion carried at 10:17 a.m.**

**On a motion made by Jonathan Haack, seconded by Trey Laird, it was resolved to table the discussion on insurance policies for the Tumble Creek Bridge and the Cabins car barn. Motion carried at 10:20 a.m.**

Jonathan Haack provided background information on the insurance policy issue. There had been an arrangement between the previous owner and TCVA that allowed the Tumble Creek bridge and the Cabins car barn to be included on the owner's master insurance policy. Escalante Golf does not have any assets on their master policy that are not owned by the company, so as the new owner, they have had to seek out private insurance for the HOA. Brandi Darnell has obtained two quotes that are significantly higher than what the previous owner was charging for the TCVA contribution.

Jonathan Haack explained that Escalante Golf has been actively trying to find a solution to the insurance issue. There is a meeting scheduled for July 29, 2026, to obtain facts to aid in the decision of the direction to pursue that will benefit everyone involved. He suggested delaying any action until they have obtained all the information needed to make the best decision.

**12.6 Tumble Creek Violations and Access**

*ACTION – Management will report on the number of individuals who have access to Tumble Creek by categories including owners, guests, vendors, and contractors at the October, 2026, Board meeting.*

Bruce Morrison asked if there were any significant events in Tumble Creek that required law enforcement this quarter and requested feedback on the number of people on the gate access list. Edward Simpkins stated that there had not been any significant events this quarter. Speeding violations are reported daily, and Compliance researches the violation and issues courtesy notices or fines. Kelsey Greene-Snyder reported that she has recently worked with Courtney Kephart to deactivate more individuals from the gate access list since their review in 2025 and has cleared vendor lists going back to 2014.

**12.7 Ruby King to East End Of Driving Range Trail and Leaden Queen to West End Of Driving Range Trail**

*ACTION – Management will conduct surveys of the trails from Ruby King Loop to the east end of the golf course, and the trail running parallel to Leaden Queen Lane that accesses the western end of the golf course, to determine which portions are on the TCVA property easement versus where it coincides with the golf course.*

Bruce Morrison stated that a request to asphalt the trail from Ruby King Loop to the golf course, running parallel to Leaden Queen Drive, was brought to the HOA but that it is a golf course issue. Mark Chitwood explained that the golf staff is aware of the request but that the trail was not meant for golf carts and should ideally serve as a walking trail. The trail would need grading to make the slope accessible to golf carts, but even then, it would be a safety concern. Suzanne Cragin shared that a previous recommendation was made not to asphalt that trail to keep golf carts off due to the safety issue with the steep grade. She noted that if the trail from Ruby King Loop that runs parallel to the driving range is asphalted, there will not be a need for golf carts to use this trail that runs parallel to Leaden Queen Lane.

## 13. EXECUTIVE SESSION

There was no Executive Session.

## 14. OWNERS FORUM

**Rick**:
Asked if Suncadia Management would continue to be the management company for Tumble Creek now that Escalante Golf is the owner. He asked if Escalante Golf had their own management company.
**Jonathan Haack:**
Stated that they have not looked at any other options and that they do not have their own management company. He noted that they prefer to utilize a strong, local, third-party property management company that understands the state-specific oversight.

**Rick:**
Asked if the Tumble Creek homeowners will continue to pay the Suncadia assessments on top of the Tumble Creek assessments.
**Suzanne Cragin:**
Explained that every Tumble Creek homeowner pays TCVA assessments, and they pay SROA as the master homeowners association. It would remain that way unless it is legally broken.
**Jonathan Haack:**
Indicated that he would have to learn more about the assessment structure before giving an answer.

## 15. NEXT MEETING

The date of the next Board of Directors meeting is October 26, 2026.

## 16. ADJOURNMENT

**On a motion made by Jonathan Haack, seconded by Trey Laird and carried, it was agreed that there was no further business to transact; the meeting closed at 10:31 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.

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| ______________________________ | ______________________________ |
| Director | Director |
| ______________________________ | ______________________________ |
| Date | Date |