

January 24, 2026

Re: Suncadia Application for a 15-year extension of the MPR

Kittitas County Team and Board Members,

Over the last 20+ years we have experienced life in the Upper County. I am for development and follow through on a developer's promises. We bought our vacant homesite in August of 2006 in Suncadia and started building shortly thereafter and finished in December of 2008. There are a large number of fabulous people in greater areas. Our issue is with the developer (Lowe) and Association Manager of Suncadia (SMC). It has been a very disappointing experience as they discriminate against the Suncadia Owners and have a history of Mis Appropriation of funds from the Associations that is currently funded by 82% by the private Suncadia and Tumble Creek owners. They have misappropriated approximately \$2.9 million in the last several years and have not paid these funds back after disclosure about 2 years ago. **Why would Kittitas County approve a 15-year extension of the MPR Development Agreement when that will add Millions \$\$ to the value of the resort's future development when the current Owners/Developer sells to another? I hear that the developer is looking to sell Tumble Creek (No Confirmation). What is the benefit for the current property owners or the County?** I'm not aware of any requirement to extend the MPR agreement and especially a 15-year extension of the pain to taxpayers. Any extension will also extend the developers' ability to mismanage the associations per the CC&R's. **Please review the facts below showing some of the dishonesty of the current Developer/Manager.**

**Why would you sentence the current property owners that bought into the resort, to more dishonesty?** Note that the developer did not pay their property taxes on developer owned property for several years of the MPR being underway when the private property owners did.

**If you are going to consider any extension of the MPR, Kittitas County should review the application just like a new application for development. All of the studies are older than 20 years. That includes all updated 2026 traffic studies including the impacts from the Bullfrog Property that is currently being developed with 1334 residential units, Updated EIS, Updated SEPA, Updated Water Rights/Current Use and if the developer has complied with all of the requirements of the original MPR approval. I am not aware of any requirement for an extension of any MPR for 15 years! I'm sure this subject will be part of the next Kittitas County Election discussion between candidates. Vote to deny the developer's request to benefit the residents so that the**

**developer will expedite improvements to increase the value of their assets within the next 5 years.**

- **Commingling of Funds.** The Developer and Suncadia Management Company commingled Approx. \$800,000.00 prior to 2009, between Tumble Creek, Suncadia Residential Owner Association, Suncadia Community Council and Lowe-The Developer. This took 3 years to clean up. **\$800,000.00 +-**
- **Mis Appropriated Funds.** Over several years, behind the scenes, Lowe, the developer and Suncadia Management Company, misappropriated approx. \$2.9 million dollars from the associations and after disclosing it 2 years ago, have not paid the money back to the associations. **\$2,900,000.00+-**
- **Current Misappropriation of Suncadia Community Council Funds...**Suncadia Management Company and the developer (Lowe+) have Mis Appropriated \$528,400.00 for the Firewising of Developer Owned/Non-Open Space, Non-SCC Properties in 2025. **\$528,400.00**
- The Suncadia Water Company was sold and Roger Beck, Managing Director sent owner a letter that stated that **“There will be no change in your water and sewer rates as a result of the sale.”** Water and sewer rates have increased almost annually since this change and now we are paying double what the rates were in 2020.
- **Riverfront Park Access.** All residential owners pay for equal access to SCC properties. The SCC riverfront park is accessed by TC owners' vehicles, Outside Golf Members vehicles of the TC Golf Course who pay Thousands in membership fees to the developer and about 140 property owners' vehicles that have legal access through Tumble Creek in their automobiles. The access is over a non-exclusive easement that TC and others use but do not own. The property owners in Suncadia that pay for the lion's share of the SCC budget only have access to the riverfront park via the hundreds of steps behind the lodge. This means that anyone that has any handicap or doubt about descending the hundreds of concrete steps down to the river or back up the hundreds of steps do not have equal access. This has been discussed for several years and as of today, there is no equal access over the developer's property to access the park. Visit the Lodge, stand at the top of the steps, and you will immediately understand the issue.

**This is Discrimination!**

Older but not close to all of the developer issues.

- Wine In The Pines Suncadia Marketing Event- The developer used \$25,000.00 from the SROA to buy wine from wineries for a marketing event, then charged owners a fee of \$42.50 per attendee. When the event was over, Lowe was going to use the remaining wine (paid for by the association) to sell within their retail operations with no consideration to the SROA.
- Late Completion of Rope Rider Golf Course. The RR Course was completed 3 years later than Lowe represented after several owners hired an attorney to press the subject as Chris Kelsey, VP of Lowe's made commitments when the lots were sold that Rope Rider was to be finished by 2008.
- The Suncadia Management Company did not disclose the management agreement with their subsidiary to any purchaser through the Public Offering Statement as required by law. To this date, the management agreement has not been distributed to the owners or posted on the Suncadia Website, nor is it disclosed as a part of the Public Offering Statement.
- **Suncadia Village Misrepresentation.** Lowe represented that the Village was to be built as soon as the Lodge was completed by the same contractor that was building the lodge in 2009. Needless to say, the village is now being built 17 years later than promised.

Note that Lowe's commitments were used as sales tools, and their misrepresentations extend for many years. **There is a generation of original purchasers that never got to experience what was promised by Lowe when they purchased their property.**

Regards,  
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