

**SUNRISE MASTER ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
February 20, 2013**

**BOARD OF DIRECTORS:** Sloan Clack, Eric Corliss, Monica Gildea, Tony Sims,  
Tom Boyle

**Association Management:** Gina Buchanan, Sunrise Site Administrator

**1. Call to Order**

President Sloan Clack opened the meeting at 5:55 p.m.

**2. Consideration of Agenda**

**3. 20-Minute Open Forum and Homeowner Comment Period**

**4. Review & Approval of February 20, 2013 Board Meeting Minutes**

*Motion to approve with no changes was made by Tony Sims, Seconded: Sloan Clack – Approved: 5 / Opposed: 0*

**5. Presidents Report**

a) CC&R Review and Rewrite Update – The rough draft has been received and Gina and Sloan will review.

b) Emerald Point Update

Mediation was held on February 14, 2013. We did not reach or get even close to a settlement. Our lawyer is advising that we go to arbitration. The main issue at hand is whether or not Emerald Point owes the money.

*Motion to move forward to use the judgment of our attorney of arbitration or going to court was made by Tony Sims, Seconded: by Tom Boyle. Approved: 5/ Opposed: 0*

**6. Financial Information and Management Report**

a) December 2012 and January 2013 Financial Information – No questions or discussion.

*Motion to approve December 2012 Financials with no changes was made by Tony Sims, Seconded: Sloan Clack– Approved: 5/ Opposed: 0*

*Motion to approve January 2013 Financials with no changes was made by Tony Sims, Seconded: Eric Corliss– Approved: 5/ Opposed: 0*

b) Management Report

1. Puget Sound Energy Overpayments – On February 6, 2013 we received our refund check in the amount of \$22,051.52 which included interest in the amount of \$416.00. The check was deposited into the operating account.

2. Tanglewood and Cambria Mailbox Damage – Vehicle Damage – The tenant has paid and signed an agreement taking full responsibility.
3. Sunrise Blvd Median Damage – Pierce County has a deputy trying to find out who did the damage; they will not give out any information to us. Damages are less than \$2000.
4. Overpaid Sales Tax Refunds – In Progress
5. 2011 Community Center Grass/Drainage Pipe Damage Update – The kid who did the damage has not kept to his terms. He is now 18.

*Motion to file a personal lien against him was made by Eric Corliss, Seconded: Tony Sims– Approved: 5/ Opposed: 0*

#### 6. 2013 National Night Out-

*Motion to approve Clowns Unlimited Quote without the zip line was made by Tony Sims, Seconded: Eric Corliss– Approved: 5/ Opposed: 0*

### 7. **Unfinished Business**

- a) Sunrise Common Area Fencing Replacement – Concrete Post, Galvanized and Wrapped Posts, Shadow fencing are a few options that the board will be considering.
- b) Maintenance Reserve Account Investment and Protection Proposal – The board accepts the resolution to take the current funds and open one money market account for half of what's in the reserve account and the other half put in a 6 month CD and then April 6<sup>th</sup> another 6 month CD. Gina will update Reserve account Projection and Investment Proposal.

*Motion to have Gina update the Sunrise Maintenance Reserve Account Protection and Investment Proposal was made by Sloan Clack, Seconded by Eric Corliss– Approved: 5 / Opposed: 0*

*Motion to approve the Reserve Account protection and invest Reserve Funds based on the proposal to open CD's every quarter for the higher rate earned between 6-12 months was made by Tony Sims, Seconded by Eric Corliss– Approved: 5 / Opposed: 0*

- c) Cambria Storm Water Pond Maintenance Proposals – Requesting another bid
- d) Savannah Ridge 2013 Tract A and Tract B Maintenance -

*Motion to approve for the full payment or 6 months to pay but with a written notice that next year they will be expected to pay at the time of contracting was made by Tony Sims, Seconded by Eric Corliss– Approved: 5 / Opposed: 0*

### 8. **New Business**

- a) Cambria Property – (Previously West) - We could hire Kallas Property as the management company. We need to know the costs to get the house ready to rent.
- b) ARC Non-Compliance Issuers – Gina confirmed the due process and fine schedule. The board confirmed that we will follow procedure.

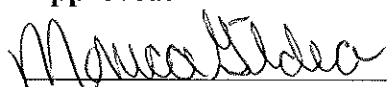
### 9. **Upcoming Meetings**

- March 14, 2013 – 7:30 pm – Annual Meeting

### 10. **Adjournment**

With no further business to go before the Board, the meeting was adjourned at 7:50 p.m.

**Approved:**



Monica Gildea, Secretary



Sloan Clack, President

4/17/13

Date