

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
May 15, 2013**

BOARD OF DIRECTORS: Sloan Clack, Monica Gildea, Fred Goehler, Tim Stephens
Absent: Eric Corliss

Association Management: Gina Buchanan, Sunrise Site Administrator

1. Call to Order

President Sloan Clack opened the meeting at 6:00 p.m.

2. Consideration of Agenda

a) Add Item D under new business for Music at Sunrise National Night Out

3. 20-Minute Open Forum and Homeowner Comment Period

- Jay Mayer a homeowner who lives in Eagle Ridge wanted to talk about the storm retention pond problem. Jay would like the board to consider allowing the management company to bill for the maintenance that needs to be done. He would like to find a permanent solution. The estimated cost to fix the pond is \$4500 plus tax. The HOA cannot manage a property that is not theirs but did recommend that the Eagle Ridge homeowners could hire CDC or another management company to help manage the project for them.
- Steve Koleszor joined our meeting who is a new homeowner to ask what the HOA process is for code violations. The process is a violation letter goes out giving the homeowner 10 days to respond, then there is a second letter sent with fines charged daily and then if no response it is taken to the board. It was suggested that he provide information regarding how his other HOA handles this issue and provide to Gina at a later date.
- Diana Christian who is a resident in Emerald Pointe wanted to address the basketball hoops in Emerald Point. The basketball hoops are up sometimes and then down other times, there's never a consistency. The basketball courts are full with vehicles along the streets. Kids come right before dark and then they let other kids in the gates after their closed staying until way after dark. The kids have been loud, rude and there have been a lot of problems. The problem also is the kids don't live in Emerald Pointe.
 - Gina was asked to contact Emerald Pointe on who is taking the hoops up and down as it is not their responsibility it is the SMA.
 - First issue is why there is a problem at this park only. Options could be we could put an exact time on when the park closed.

4. Review & Approval of April 17, 2013 Organizational Meeting and Board Meeting Minutes

Motion to approve Organizational meeting with no changes was made by Sloan Clack, Seconded: Tim Stephens – Approved: 4 / Opposed: 0

Motion to approve Board meeting minutes with no changes was made by Fred Goehler, Seconded: Tim Stephens – Approved: 4 / Opposed: 0

5. Presidents Report

- a) CC&R Review and Rewrite Update – Sloan and Gina are in the process of going over the review and update.
- b) Emerald Point Update – Going to arbitration in June 2013 for the assessment issue only.

6. Financial Information and Management Report

- a) April 2013 Financial Information – No questions or discussion.

Motion to approve with no changes was made by Tim Stephens, Seconded: Monica Gildea– Approved: 4 / Opposed: 0

- b) Management Report

1. Overpaid Sales Tax Refunds - Update – Focusing on larger invoices, we have limited time. Approx. \$500 as of right now. Gina will be giving the board an estimated time on a spreadsheet for the upcoming June meeting.

2. Site Maintenance Update-

- Garbage can that caught on fire needs to be replaced. Cost would be \$282, Kim who is a homeowner in Eagle Ridge could get one at cost for us or Gabe has offered to fix the garbage can to new like conditions instead of purchasing a new one. The board has approved to have Gabe fix the garbage can.
- Spring color has been installed and the flowers were planted which the landscapers do three times a year.
- Tree in Deer Ridge was removed by Unlimited Opportunities for \$300.
- Entrance by pond regarding the duck feeding is still an issue and everyone loves to feed the ducks. Gina is going to ask the landscapers on what would be the best solution between sod, seed or hydro seeding and cost.
- Furnace at the clubhouse was repaired and had its filters replaced.
- Cambria fence board repairs, SMA are discussing more options.
- Deer Ridge Monument letters need to be replaced and we will be getting costs to get this replaced.

3. Cambria Storm Water Pond Maintenance Update – Inspections are done once a year. October of 2013, Pierce County will re-inspect and determine if the maintenance that was performed in May and June of 2013 was adequate to correct the deficiencies. They will then re-inspect in October 2014. Pierce County will inspect these private ponds once every year from now on. Master-Vac will be doing the work starting May 16, 2013 which will have a warranty and the SMA will be passing on the charges to the Cambria homeowners.

7. Unfinished Business

- a) Sunrise Common Area Fencing Replacement – Reserve Item – Bids to Review-

Motion was made by Sloan Clack to approve the bid to Son Trust General Contracting to install at the Meadows with 2 and 7/8th galvanized posts @\$49.46 LF and to give us a determined start and finish date with the funds coming out of the Maintenance Reserve account. Seconded: Tim Stephens– Approved: 4/Opposed: 0

- b) Cambria Property (Previously West) – Tim Stephens advised us that if we sell the house we will more than likely lose money as the estimated costs for the repairs to the home are between \$20,000-30,000. There is a mortgage on this home, property taxes and sewer bills. If the home forecloses, the party who wishes to retain the property would have to pay off all liens. The options for SMA are to discontinue paying the sewer bill and to not pay the property tax bills when they come due. Sloan would like a written legal opinion as to how to move forward with this property as we want to get out of it.

Motion to have Gina move forward to receive a legal written opinion up to \$500 was made by Sloan Clack, Seconded by Tim Stephens– Approved: 4 / Opposed: 0

8. New Business

- a) Common Area Management – Emerald Pointe at Sunrise – Landscaping has some issues; we are not getting responses back from Pacific Landscape Management, the contracted landscaper at Emerald Pointe. Because we are arbitrating the assessments, at this point we have to pick our battles. We can get proposals on repairs and bill to Oakpointe, the problem is we can ask but we can't make them pay at this point. Regarding electricity we can notify PSE and have them bill the SMA common area streetlight electricity to SMA. Flow meters need to be put on irrigation meters to measure water to the common areas.
- b) Common Area Damage at 166th and 135th –

Motion to approve Mr. Bills bid for \$739.51 plus tax at 16528 135th Ave to repair and replace the fence, was made by Sloan Clack, Seconded by Tim Stephens. Approved: 4/Opposed: 0

c) Irrigation Repair Proposals to Review – Compared TGM and Campbell's evaluations. Motion to move forward to have Campbell's to do spring repairs conditionally: if he finds needed repairs that he missed during his initial evaluation that he include them in his bid amount of \$3,677.98 including tax was moved by Tim Stephens, Seconded by Sloan Clack with modifications that this is a comprehensive site repair. Approved: 4/Opposed: 0

- d) NNO Music – DJ in a box or swing band. Swing Band would come back for \$385 for 1 1/2 hours for National Night out. The board decided that because they are proposing less time for more money that the budget may not allow for this, therefore SMA will hire the swing band this year.

9. Upcoming Meetings

- June 12, 2013 – 6pm
- July 17, 2013 – 4pm

10. Adjournment

With no further business to go before the Board, the meeting was adjourned at 8:10 p.m.

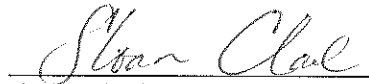
Approved:



Monica Gildea, Secretary

6.12.13

Date



Sloan Clack, President