

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
June 12, 2013**

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

Association Management: Gina Buchanan, Sunrise Site Administrator
Angie Orr, Senior Manager, TMT-CDC

1. Call to Order

President Sloan Clack opened the meeting at 4:03 p.m.

Eric Corliss is an excused absence, Fred Goehler is not present.

2. Consideration of Agenda

3. 20-Minute Open Forum and Homeowner Comment Period – No homeowners present.

4. Review & Approval of May 15, 2013 Board Meeting Minutes

Motion to approve Board meeting minutes with no changes was made by Tim Stephens, Seconded: Monica Gildea – Approved: 3 / Opposed: 0

5. Presidents Report

a) CC&R Review and Rewrite Update – Completed and homeowner committee members were sent a draft form. Attorney will be making suggested changes and considering homeowner committee comments.

b) Emerald Point Update – Arbitration is June 18th for assessment issues only.

6. Financial Information and Management Report

a) May 2013 Financial Information – No questions or discussion.

Motion to approve with no changes was made by Tim Stephens, Seconded: Monica Gildea– Approved: 3 / Opposed: 0

b) Management Report

1. Overpaid Sales Tax Refunds - Update – Working on the sales tax refunds. Board recommends management processes higher refund amounts first based on invoices of \$500 or more.

2. Cambria Private Storm Water Pond Maintenance – Work is completed to specifications of Pierce County. SMA is invoicing and processing for payment. Cambria homeowners will need a specific assessment.

3. Site Maintenance Update

- Arborist Tree Service, \$100 fee to look at it, if awarded they will waive the fee for the tree in the greenbelt. Board requested Glen of Knotty Tree Service to evaluate.
- Grass Damage entrance by the pond, we used ten hours of landscaping time and they put grass seed out on 06-12-13.
- Cambria fence is damaged and vandalized. Would like to re-use boards from other fence projects to replace broken ones in Cambria.
- Deer Ridge – waiting for proposal for monument repairs.

- Dead trees on the boulevard. We have received two bids and will be getting a third bid to replace.
- Standing water on the tennis courts – possibly a cracked main, approx. \$400 to repair. Campbell's has recommended a master valve at the water main.
- Nichols house in Cambria – house was in probate, Home is now sold and a payment to assessments was provided in the amount of \$2,026.68. The remaining balance of \$586.00 will be written off.
- Oak Pointe – Requested that PSE bill SMA for their lights. PSE said it is not easy and would break the current contract with Oak Pointe. 9 lights are SMA's and 3 are Oak Pointes. SMA's staff will continue discussions on options to separate lighting.

7. Unfinished Business

- Cambria Property (Previously West) – Need to find out if the house is insured under SMA's policy. Vicki will be checking on this and report back.
- Common Area Management – Emerald Pointe at Sunrise.
- Tree Removal – Arborist Fees

8. New Business

- Southwood Fence at 168th – Reviewed staining bids and will have only one side stained.

Motion to approve NW Home Improvement and Repair was made by Sloan Clack, Seconded by Tim Stephens. Approved: 3/Opposed: 0

- Tanglewood Parcel Irrigation – Board agreed this was not the best use of water truck funds. We will wait until we have a new homeowner in the foreclosed property, and then we can request an easement to use the option to install a flow meter for this parcel.
- Emerald Point Basketball Hoops – Board discussed management putting up signs at the park saying under surveillance.

9. Adjournment to Executive Session at 5:27 pm – Regarding staffing

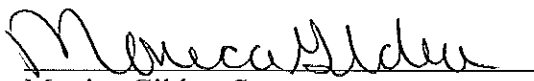
10. Adjournment

With no further business to go before the Board, *the meeting was adjourned at 6:10 p.m. by Sloan Clack, Seconded by Monica Gildea*

9. Upcoming Meetings

- July 17, 2013 – 6:00pm
- August 14, 2013 – 4:00pm

Approved:


Monica Gildea, Secretary

8/21/13
Date


Sloan Clack, President