

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
July 17, 2013**

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

Association Management: John Brown - Sunrise Interim Association Administrator
Angie Orr – Senior Manager, Large Scale Communities

1. **Call to Order**
President Sloan Clack opened the meeting at 6:03 p.m.
2. **Consideration of Agenda**
3. **20-Minute Open Forum and Homeowner Comment Period –**
 - a) Rand Harris – lives in Emerald Pointe at 17408 118th Ave Ct E # D
Discussed his concerns with the Basketball Hoops, SDC will follow up on the basketball hoop concerns and will follow up with Mr. Harris on how to handle the situation.
 - b) Dewey Ross – lives at 15925 135th Ave Ct E (Southwood Div I) – Mr. Ross discussed his concerns with an overgrown cottonwood on lot 244. The SMA board has asked the management to review what was been sent out to the homeowner on lot 244 and has requested management to follow up with the lot 244 homeowner.
 - c) Chuck Kimrey – lives in Southwood Div I and also has concerns regarding the same overgrown cottonwood on lot 244.
 - CDC will notify Mr. Ross and Mr. Kimrey on any updates regarding the tree issues on lot 244.
4. **Review & Approval of June 12, 2013 Board Meeting Minutes**
Motion was made to table the June 12th meeting minutes to August 14th board meeting by Eric Corliss and Seconded: Sloan Clack – Approved: 5 / Opposed: 0
5. **Presidents Report**
 - a) CC&R Review and Rewrite Update – The CC&R rewrite draft is completed and the homeowner committee members were sent a draft form. The attorney has the CC&R's and will have the virtual final form in August. We have not heard from the homeowner board.
 - b) Emerald Point Update – Arbitration results are pending.
6. **Financial Information and Management Report**
 - a) June 2013 Financial Information – No questions or discussion.

Motion to approve with no changes was made by Eric Corliss, Seconded: Monica Gildea– Approved: 5 / Opposed: 0

b) Management Report

1. Overpaid Sales Tax Refunds - Update – Next week CDC will have a list of vendor expenses to compare to get the final # of overage.
2. Federal Income Tax – There was an overpayment of \$197.00, so there will be no payment for the first three quarters.
3. Nichols Home– 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.
4. National Night Out – The board has approved Clowns Unlimited for \$5,284.61. We are under budget for NNO. The larger food donations have backed out, so our expenses will go up. To cut costs we could remove the mini train and Clowns Unlimited will let us make changes to the contract if needed. The board has agreed to have Angie make a decision regarding changes to the contract if necessary.

7. Site Maintenance Update-

- **Entry & Rim Ponds** – It is presumed the pumps are getting burned up by algae. When purchased they have a one year warranty, so we have sent the one pump that has quit working out to the manufacturer and we will wait to hear if they will cover the warranty. SMA needs to find a solution for the algae problem in the ponds.
- **Oak Pointe** – Transferring the electrical bills to the association will break the contract with Oak Pointe. PSE and Tacoma Water will not release any information unless we have authorization from the owner.
- **Meadows Fence & 168th Street Fence Contract** – Sontrust has finished the fence, but there have been a lot of complaints that it was not done in a timely matter. SMA's biggest concern is the next fence is four times the size and Sontrust is saying it will take 6 weeks. Also, there is concern that the fence is not the same color as the rest of the common area fencing.
- **Irrigation leak at Blvd & 168th** – Brad Campbell has looked at the irrigation and there are no leaks, and the lines are contained. Brad will continue to check for the leak and there is no cost for the investigation, if there is a repair needed Campbell's will send us a quote.

8. Unfinished Business

- a) Cambria Property (Previously West) – John spoke with Vicki at Arthur Gallaher's office. It is too expensive to insure the inside of the home, but we are covered by the Master Policy on the outside of the home. The board would like to know what the liability stand point would be on the coverage that we currently have. The board would like to know if we stopped

paying the sewer bill what would be the process and repercussions to the SMA and would request that we have it in writing by the lawyer.

9. New Business

- a) Master Valve Information – Brad Campbell talked to the board about our options regarding installing a master valve on our system. The master valves are \$750 each and we would need 3, one for each pump.

10. Adjourn to Executive Session at 7:45 pm

- a) CDC has expanded their search for the manager position. The board has decided to move forward in the interview process and meet with two candidates.

11. Adjourn Execution Session at 8:15pm return general session

12. Addendum to Contract as of 7-1-2013

- a) Additional charges and reimbursement services- contract has been at a reduced rate, for the first half of 2013. CDC is asking for a motion to approve addendum A1 to the contract.

Motion to approve the addendum as of July 1, 2013 was made by Tim Stephens, Seconded: Fred Goehler– Approved: 5 / Opposed: 0

13. Adjournment

With no further business to go before the Board, *the meeting was adjourned at 8:20 p.m. by Sloan Clack, Seconded by Monica Gildea*


9. Upcoming Meetings

- August 14, 2013 – 4pm

Approved:


Monica Gildea, Secretary

8/21/13
Date


Sloan Clack, President