

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING**

August 21, 2013

BOARD OF DIRECTORS:

Sloan Clack, Monica Gildea, Tim Stephens
Absent: 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 4:10 p.m.

2. Consideration of Agenda

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

- a) Homeowner Upwinder Samra who lives on Lot 244 came to discuss the letter she received from the management office regarding the tree that needed to be removed.

Motion to have the tree removed or trimmed to 20' per ARC guidelines by November 15, 2013 was made by Tim Stephens, Seconded: Sloan Clack – Approved: 3/0

- 4. PCSD Cyndi Fajardo:** – Cyndi Fajardo went over the PCSD reports on Emerald Pointe and made some suggestions on how TMT-CDC and SMA can handle the situations with the basketball courts in Emerald Pointe.

Motion to remove the hoop that is closest to the street in Emerald Pointe was made by Sloan Clack and Seconded: Tim Stephens – Approved: 3/0

5. Review & Approval of June 12, 2013 and July 17th, 2013 Board Meeting Minutes

Motion to approve June 12th Board meeting minutes with no changes was made by Monica Gildea and Seconded: Sloan Clack – Approved: 3 / Opposed: 0

Motion to approve July 17th Board meeting minutes with no changes was made by Monica Gildea and Seconded: Sloan Clack – Approved: 3 / Opposed: 0

6. Presidents Report

- a) CC&R Review and Rewrite Update – The CC&R meeting will be on September 17th.
- b) Emerald Point Update – TMT-CDC and SMA are finalizing their changes to be submitted to arbitration for payment.

7. Financial Information and Management Report

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

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

- b) Reserve Fund 9-Month CD Renewal – No motion, the decision was made to let the Reserve fund CD automatically renew

c) Management Report

1. National Night Out – A Great success. We estimated 800 to 1,000 attendees.
2. North Rim Pump Repair Costs – Pump has been covered by warranty, removal of the pump was \$500 and \$300 is estimated to reinstall.
3. Entry and North Rim ponds algae problem– TMT-CDC is asking SMA to put the pump back into the pond and seek recommendations from companies certified by Pierce County to maintain ponds with regard to algae and fountain maintenance options.
4. Apex Moving grass damage at Sunrise & 168th – Apex Moving has been contacted regarding the damage and has repaired the grass using Total Grounds Management. Apex paid TGM directly.
5. Irrigation leaks on Sunrise Blvd at 168th near pond entrance – Three sprinkler heads were pointed to the trees and Campbell's found a 2-inch mainline pipe cracked and a faulty valve. The valves have been recharged. Campbell's will be out to repair by the end of the week; the cost will be \$652.80.
6. New Clubhouse Refrigerator – Refrigerator was \$450 including installation and disposal of the old one.
7. Savannah Ridge Fence Repairs – Replaced 5 fence post and stringers, total cost was \$1,282.02
8. ARC Non-Compliance Issues – Mr. Nyguen has requested a hearing to ask the Board to reverse the ARC's decision to deny his paint color request. TMT-CDC will set a hearing date based on the Board and homeowner's availability.

8. **Unfinished Business**

- a) Campbell's Backflow –The Board has requested to obtain more proposals for check valves.
- b) Common area fence stain color & 168th fence contract – The Board will decide a common area stain at September's meeting.
- c) Monument sign at Deer Ridge – The Board would like to see additional, less expensive options and what reserve monies are available for this proposal.
- d) Sales Tax Refund – The Board has requested a completed list showing our vendors and total dollars SMA has paid, and has also requested an estimated time of when the sales tax refund will be completed.

9. **New Business**

- a) Tanglewood Booster Pump – The Board has requested to put out for more bids on the price and need for replacing the booster pump.
- b) 2014 Landscape Maintenance Contract –

Motion to send out for bid the 2014 landscape contract was made by Tim Stephens, Seconded: Sloan Clack – Approved: 3 / Opposed: 0

Motion to have Sloan and SMA work together to modify the scope of work for landscaping was made by Sloan Clack, Seconded: Tim Stephens – Approved: 3/Opposed: 0

- c) 2014 Budget Committee –

Motion to form a 2014 budget committee with five (5) members was made by Sloan Clack, Seconded: Tim Stephens – Approved: 3/Opposed: 0

10. **Upcoming Meetings:**

- September – Meeting Date TBD
- October 16, 2013 – 4:00 pm – 2014 Draft Budget Presentation

11. Adjourn to Executive Session at 7:07 pm

Motion to adjourn to Executive Session was made by Sloan Clack, Seconded: Tim Stephens – Approved: 3/Opposed: 0

a) Association Office Staffing

12. Adjourn from Executive Session at 7:45 pm

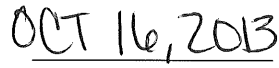
13. Adjournment

With no further business to go before the Board, the meeting was adjourned at 7:47 p.m. by Sloan Clack, Seconded by Monica Gildea - Approved: 3/Opposed: 0

Approved:



Monica Gildea, Secretary



Date



Sloan Clack, President