

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
October 16, 2013**

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

Association Management: Ginelle Holyoak – Community Association Manger
Angie Orr – Senior Manager, Large Scale Communities

1. Call to Order

President Sloan Clack opened the meeting at 6:00 p.m. All directors and management are present.

2. Consideration of Agenda

3. Introduction and Welcome – Ginelle Holyoak, new Sunrise Community Association Manager

4. 20-Minute Open Forum and Homeowner Comment Period –

- a) Homeowner Mr. Al Hokenstad, who lives in Savanna Ridge, is a neighbor of the vegetation management area. Mr. Hokenstad has requested to start the process of getting the approval, to go forward with bids and the special benefit for trac A and B. The board has asked Mr. Hokenstad to work with CDC management for the correct process.

5. Review and Approval of August and September 2013 Meeting Minutes.

Motion to approve August 14th Executive Session Board meeting minutes with no changes was made by Monica Gildea, Seconded; Fred Goehler – Approved: 5/Opposed: 0.

Motion to approve August 21st Board meeting minutes with no changes was made by Eric Corliss; Seconded; Tim Stephens – Approved: 5/Opposed: 0.

6. Presidents Report

- a) CC&R Review and Rewrite update with estimated timeline for completion –

Received re-draft final by the attorney, Re-draft will go to the declarant attorney for review.

- b) Emerald Pointe Update-

Consent in Lieu-Liens and Judgment –

- 1. Liens are in place.
- 2. The board asked CDC to contact First American Title to ensure the liens were placed on all of the parcels.

7. Financial Information

- a) August 2013 Financial Information –No questions or discussions.

Motion to approve with no changes was made by Eric Corliss; Seconded: Tim Stephens - Approved: 5 / Opposed: 0

b) September 2013 Financial Information –No questions or discussions.

Motion to approve with no changes was made by Tim Stephens; Seconded: Eric Corliss - Approved: 5 / Opposed: 0

c) 2014 Budget Committee Presentation of 2014 Draft Budget- Concerns from Committee:

Discussed the 2014 draft budget and went over the emails sent by the committee to the board regarding their concerns.

Motion to go out for bid for the landscaping maintenance contract was made by Fred Goehler; Seconded: Sloan Clack, Approved: 5/ Opposed: 0

8. Unfinished Business

a) Budget –The committee will work with Sloan regarding the upcoming contracts for bid on landscaping and management.

b) Sales Tax Overpayment Refund – Department of Revenue has another requirement. Each vendor must sign off on a form that they charged the wrong amount; we anticipate submitting for payment in November 2013.

c) Tanglewood Booster Pump – Requested bids, waiting for Littlefield Landscaping's bid. At this time the water is shut off for the winter. It is recommended that we wait until spring. All of the bids that were given will be honored in the spring.

Motion to table bid until spring was made by Sloan Clack, Seconded: Tim Stephens – Approved: 5 / Opposed: 0

d) Deer Ridge Monument Sign -

Motion to contact Deer Ridge Homeowners to approve the new sign was made by Sloan Clack, Seconded: Fred Goehler – Approved: 5/ Opposed: 0

e) Entrance Ponds –Algae Reports – Have contacted Aqua Technex to look at the ponds. They will make a recommendation on what course of treatment will be the best.

f) Board Hearing-ARC Denial of Southwood Lot 103 Paint color-

Motion that Mr. Nguyen would have until the spring to resubmit a color for pre-approval to the ARC and repaint his home was made by Sloan Clack, Seconded: Fred Goehler – Approved: 5 / Opposed: 0

g) Board Hearing- the Meadows parking complaint - CDC advised per the board that Pierce County Sheriff's office and per Article 4, 4.6 of our CCRs, that a homeowner can legally be parked on the street as long as they are licensed and in working condition.


Motion that we would advise complainant homeowner that according to information from the Pierce County Sheriff's Office and our CCRs – Article 4, Section 4.6; homeowners are allowed to park vehicles in their driveway or in front of their home was made by Sloan Clack, Seconded: Eric Corliss – Approved: 5 / Opposed: 0

9. **Upcoming Meetings:**

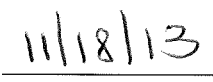
- November 13, 2013 – 6:00 pm – Board Approval of 2014 Budget
- December 04, 2013 – 6:00 pm – Budget Ratification Meeting

Motion to change the date from November 27, 2013 to December 4, 2103 was made by Monica Gildea; Seconded by Tim Stephens – Approved: 5/ Opposed: 0

Approved:



Monica Gildea, Secretary



Date



Sloan Clack, President