

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
December 11, 2013**

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

Association Management: Ginelle Holyoak – TMT-CDC, Community Association Manager
Angie Orr – Senior Manager, Large Scale Communities

1. Call to Order

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

2. Consideration of Agenda

- a) Under Presidents Report, #C – Eagle Ridge pond

Eric Corliss arrived @ 4:08 p.m.

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

- a) Homeowner Henry Lingat who lives in Emerald Pointe – he is concerned with the Sub association HOA document he received by email on November 18th, 2013.

4. Review & Approval of September and October Board Meeting Minutes

Motion to approve November 13th Board meeting minutes with no changes was made by Tim Stephens, Seconded; Fred Goehler – Approved: 5/Opposed: 0

Motion to approve November 18th Board meeting minutes with no changes was made by Tim Stephens, Seconded; Fred Goehler – Approved: 5/Opposed: 0

5. Presidents Report –

- a) Emerald Pointe – no news
- b) CC&R's – The CC&R's have been reviewed by the declarant's attorney, Sloan has received a copy and will be review the re-write next week.
- c) Eagle Ridge Pond – The homeowners of Eagle Ridge are not happy they have to take care of and look after the Eagle Ridge pond; they feel that the HOA should take responsibility for the pond. The homeowners, who have formed a three person take force, have asked the Board to assist them in transferring the pond to Pierce County.

6. Financial Information and Management Report

November 2013 Financial Information –

Motion was made to table the November 2013 financials to January 15, 2014 was made by Eric Corliss; Seconded; Tim Stephens - Approved: 5/Opposed: 0

7. Unfinished Business

- a) 2014 Landscape Maintenance Contract – The board discussed the bids, presentation and references.

Motion was made to approve EarthTech Industries to accept 2014 landscaping contract was made by Tim Stephens; Seconded: Eric Corliss – Approved: 4/Abstain: 1

- b) The Management Trust – CDC Contract – The board discussed the CDC contract.

Motion was made to authorize Sloan to sign the CDC Management contract as written was made by Tim Stephens; Seconded: Eric Corliss – Approved: 5/Opposed: 0

8. Unfinished Business

- a) Reserve Fund Transfer – Alliance Financial

Motion was made to approve and confirm moving the \$100,000 to BON that Ginelle moved by Eric Corliss, Seconded; Sloan Clack – Approved 5/Opposed: 0

- b) Board Review of Proposed 2014 Board Meeting Dates –

Motion was made to approve the 2014 Annual Meeting to March 13, 2014 at 7:30 pm at Emerald Ridge High School was made by Sloan Clack; Seconded by Tim Stephens – Approved 5/Opposed: 0

Motion was made to approve 2014 Board Meeting Dates was made by Sloan Clack; Seconded; Tim Stephens – Approved 5/Opposed: 0

- c) 2013 Bad Debt Homeowner Write Offs –

Motion was made to have CDC write off the 2013 bad debt in the amount of \$561.50 was made by Tim Stephens; Seconded by Fred Goehler – Approved: 5/Opposed: 0

- d) Review of the November Crime/Vandalism spreadsheet- the board reviewed the crime spreadsheet that was provided.

9. Adjournment

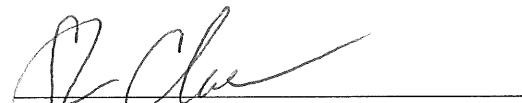
With no further business to go before the Board, the meeting was adjourned at 5:50 p.m.

Motion to adjourn was made by Tim Stephens, Seconded: Fred Goehler – Approved: 5/Opposed: 0

Approved:


Monica Gildea, Secretary

1-15-14
Date


Sloan Clack, President