

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
January 21, 2015**

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

Association Management: Ginelle Holyoak – TMT, Community Association Manager
Angie Orr – TMT – Senior Director, Large Scale Management

1. Call to Order

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

2. Consideration of Agenda –

- a) Under New Business Ginelle added item i. Pet Nuisance

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

Homeowners present: Al Hokenstad, Udo Mehlberg and Steve Johnson.

Mr. Mehlberg asked about the commercial development sign by 122nd and Sunrise Blvd, the Destiny Plat and the homes in the SMA that need new paint jobs.

4. Review and Approval of September Board Meeting Minutes

- a) Motion to approve the October 15, 2014 Meeting Minutes with no changes was made by Tim Stephens, Seconded; Fred Goehler – Approved 5/Opposed 0.
- b) Motion to approve the October 15, 2014 Executive Session Meeting Minutes with no changes was made by Tim Stephens, Seconded; Fred Goehler – Approved 5/Opposed 0
- c) Motion to approve the November 12, 2014 Meeting Minutes with no changes was made by Eric Corliss, Seconded; Monica Gildea – Approved 5/Opposed 0

5. Presidents Report –

- a) Emerald Point – SMA is working with the attorney, a detailed update will be provided in Executive Session.

6. Financial Information and Management Report

- a) November Financials - The board reviewed the November 2014 financials.
Motion to approve the November 2014 financials as written was made by Tim Stephens, Seconded; Fred Goehler - Approved 5/Opposed 0
 - Tim Stephens requested Ginelle to get a bid on staining the fence at The Meadows which was done incorrectly and the common area fence along 168th, which has never been stained.

7. Unfinished Business

- a) CCR's Update – CCR's are with the developer's attorney for review and comments.
- b) Entrance fountain repair and maintenance plan –
 - North Pond – motion to service and repair light set; repair power failure-wiring; repair power failure-motor; service motor and shipping and freight in the amount of \$4,255 plus tax was made by Tim Stephens, Seconded; Sloan Clack – Approved 4/Opposed 1
 - South Pond – motion to service and repair light set; New power cord, service motor (oil, seals, etc.); shipping and freight in the amount of \$2651 plus tax was made by Eric Corliss, Seconded; Monica Gildea – Approved 4/Opposed 1
- c) New Office Sign Bids – tabled to February 18th board meeting

8. **New Business**

- a) Common Area acceptance procedure – Sloan and Eric are working on the documents and will have it complete prior to The Arbors conveyance to the SMA.
- b) Common Area fence policy – Motion to approve the presented common area fence policy as part of the Sunrise ARC guidelines after inserting a bullet item adding language that states gates are not permitted to be built on common area fences was made by Sloan Clack, Seconded; Tim Stephens - Approved 5/Opposed 0
- c) Cambria common area fence staining – Motion to approve Yard Works, Inc. proposal to stain the opposite side of the fence in Cambria in the amount of \$2,393.60 was made by Sloan Clack, Seconded; Tim Stephens – Approved 5/Opposed 0
- d) Consent in Lieu – Eagle Ridge Pond – signed by the Board of Directors
- e) Consent in Lieu – Oakepointe Settlement Letter – signed by the Board of Directors
- f) Consent in Lieu – EP Parcel Review – signed by the Board of Directors
- g) Tract A Maintenance – Motion to approve the Savannah Ridge Tract A maintenance to be performed by TGM for the total of \$3,447 plus tax, after all of the checks from Tract A owners have been received by the SMA was made by Sloan Clack, Seconded; Eric Corliss – Approved 5/Opposed 0
- h) Tract B Maintenance – Motion to approve the Savannah Ridge Tract A maintenance to be performed by TGM for the total of \$890.95 plus tax, after all of the checks from Tract B owners have been received by the SMA was made by Sloan Clack, Seconded; Eric Corliss – Approved 5/Opposed 0
- i) Accounts to write off – 2014 – Ginelle presented a spreadsheet of owner's and recommending writing off the accounts presented.
Motion was made to write off the accounts provided in the amount of \$393.99 was made by Tim Stephens, Seconded: Eric Corliss – Approved 5/Opposed 0
- j) Pet Nuisance – The board reviewed an email directed to the board, asking them to remove a pet from a home per article 4.4 of the Sunrise CCR's. The board discussed and decided the SMA office should continue to take appropriate action against the nuisance dog's owners. Fred Goehler stated he may visit the homeowner to discuss and try to resolve the issue.

9. **Adjourn to Executive Session at 5:05 pm**

Motion to adjourn to executive session was made by Sloan Clack, Seconded; Monica Gildea – Approved 5/Opposed 0

10. **Adjourn from Executive Session at 5:28 pm**

Motion to adjourn from executive session was made by Sloan Clack, Seconded; Tim Stephens –
Approved 5/Opposed 0

11. Adjournment

With no further business to go before the Board, the meeting was adjourned at 5:32 p.m. by
Sloan Clack, Seconded; Monica Gildea – Approved: 5 /Opposed: 0

Monica Gildea
Monica Gildea, Secretary

2-18-15
Date

Sloan Clack
Sloan Clack, President