

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
April 15, 2015**

BOARD OF DIRECTORS: Sloan Clack, Eric Corliss, Brenda Pearson, Fred Goehler
Monica Gildea – arrived at 4:34 pm

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

1. Call to Order

President Sloan Clack opened the meeting at 4:00 p.m.

2. Consideration of Agenda – none

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

Homeowners present: Steve Johnson, Dennis Brown, Rick Seddon, Roger Herbert, and Alex Kerth & Tristin Mueller.

Dennis Brown from HC Homes stated he was there to discuss the shadow board fencing. He stated they followed the design of a fence that was already installed by Oakpointe. Their concern was wind and this is why they chose shadow board fencing. He stated that the shadow board design works well. Sloan asked if they applied for the fence through ARC and he stated they had not. The board stated the shadow board fencing does not follow the ARC guidelines, and asked them to re-submit a new plan.

Rick Seddon stated along the boulevard, the 4 foot fence along the back shouldn't need ARC approval because it is not a common area fence. The Board stated any fence along a major roadway is a common area fence and needs ARC approval.

Roger Herbert from HC Homes stated he had applied for a revision to the fence, but the ARC denied it because of the 4x4 post and other elements that did not match common area fencing. He also stated he would provide an engineering report to the Board supporting shadow board fencing based on the wind on the hillside. He said SMAs guidelines for fences in that location would fail due to high winds. When Roger asked about the stain color, the Board noted the current stain color for Emerald Pointe was approved as a variance.

The board asked Roger Herbert to provide the following information:

1. Send engineering report that supports stability of the fence.
2. Their proposal for what they think would work; keeping in mind it must look the same as the current common area fences.

Alex Kerth and Tristin Mueller spoke to the board about the recent vandalism to the grass at the SMA Park, Silverwood Park, and SDC property across the street from ERHS. Parcels 6020500410, 6021000471 and 0419351017. They apologized for their actions. The board stated they would decide what course of action would be taken and get back to their parents.

4. Review and Approval of February Board Meeting Minutes

- a) Motion to approve the February 18, 2015 Meeting Minutes with no changes was made by Fred Goehler, Seconded; Sloan Clack – Approved 5/Opposed 0.

5. Presidents Report –

- a) Emerald Point – no update.

6. Financial Information and Management Report

- a) January Financials - The board reviewed the January 2015 financials.
Motion to approve the January 2015 financials as written was made by Eric Corliss, Seconded; Monica Gildea – Approved 5/Opposed 0
- b) February Financials – The board reviewed the February 2015 financials.
Motion to approve the February 2015 financials as written was made by Eric Corliss, Seconded; Fred Goehler – Approved 5/Opposed 0

7. Unfinished Business

- a) Richmond American Fence update – This was addressed under 20-minute open forum.

8. New Business

- a) Common Area Vandalism – The board will decide on what course of action will be taken in the recent vandalism to the grass at the SMA Park, Silverwood Park, and SDC property across the street from ERHS.
- b) Consent in Lieu – Common Area Fence repair – 16409 133rd Ave E (Silverwood) – signed by the board.
- c) Consent in Lieu – Common Area Fence repair – 13217 164th St Ct E (Silverwood) – signed by the board
- d) Consent in Lieu – EP Phase 2 & 4 – signed by the Board of Directors

9. Adjourn to Executive Session at 5:10 pm

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

Adjourn from Executive Session at 5:45 pm

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

Motion to reject Emerald Pointe’s final offer of settlement and go to arbitration was made by Eric Corliss, Seconded; Eric Corliss – Approved 5/Opposed 0

Motion to approve hiring Paul Sutphen, accounting firm for the arbitration was made by Sloan Clack; - Seconded; Eric Corliss

Discussion: Eric requested that he would like to request a second bid through Tony. – Approved 0/Opposed 5

10. Adjournment

With no further business to go before the Board, the meeting was adjourned at 5:58 p.m. by Sloan Clack, Seconded; Eric Corliss – Approved: 5 /Opposed: 0

Monica Gildea, Secretary

Date

Sloan Clack, President