

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
May 20, 2015**

BOARD OF DIRECTORS: Sloan Clack, Monica Gildea, Fred Goehler
Brenda Pearson – arrived at 3:20 pm
Eric Corliss - Absent

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

- 1. Call to Order and Confirmation of Quorum -**
President Sloan Clack opened the meeting at 2:15 p.m.
- 2. Introduction of Caitlyn Maris, Administrative Assistant and farewell to Julianne Deitrich**
- 3. Consideration of Agenda –**
 - a) Eagle Ridge Pond
- 4. 20-Minute Open Forum and Homeowner Comment Period –**
Homeowners present: Steve Johnson, Udo Mehlberg

Steve Johnson gave the board a security update. Steve Johnson and Tanya Manley have met with WSP regarding their hours and concerns with WSP voicemail being full. Everything else seems to be going smoothly.

The board has requested that Steve Johnson come to our monthly board meetings to give the board a security update. The board would also like the security committee to give them an updated report and the hours being determined.

The board would like to request WSP to create incident reports.

Udo Mehlberg would like to know when the CCR's will be final. Sloan told him there are some adjustments to the CCR's that need to be made. Udo also has some concerns on the tree support sticks that Earthtech has place on some trees. The board has requested Ginelle to set up a meeting with Roy at Earthtech and Udo regarding the tree issue.

- 5. Review and Approval of April Board Meeting Minutes**
 - a) Motion to approve the April 15, 2015 meeting minutes with a change to #9 to be corrected per Monica and Ginelle's notes was made by Sloan Clack, Seconded; Fred Goehler –
Approved 3/Opposed 0

6. **Presidents Report** – Nothing new to report.
Sloan will be out of the office on medical leave for the month of June.
7. **Financial Information and Management Report**
a) March Financials - The board reviewed the March 2015 financials.
Motion to approve the March 2015 financials as written was made by Sloan Clack,
Seconded; Monica Gildea – Approved 3/Opposed 0
b) April Financials – The board reviewed the April 2015 financials.
Motion to approve the April 2015 financials as written was made by Sloan Clack,
Seconded; Monica Gildea – Approved 3/Opposed 0
8. **Unfinished Business**
a) Richmond American Fence update – Dave from Richland America said they are selling and relocating the model home and will replace the fence in the next 10 days. The board has requested that Ginelle send a letter stating they are responsible to replace the fence prior to selling the model and to please notify the escrow company. Richland America also stated they will be removing their sign.
b) HC Homes Fence Update – Roger Herbert stated he does not need to present an engineer report, does not apply to Oak Pointe. They will resubmit a fence request to the Arc Committee. HC Homes did remove their banner.
9. **New Business**
a) Consent in Lieu – Forensic Accountant – signed by the board.
b) Eagle Ridge Pond – Homeowners wanted to know why trees were being cut down in the Eagle Ridge retention pond. Fred contacted the county and it was confirmed that Eagle Ridge is a retention pond owned by Eagle Ridge homeowners and that Pierce County sends notices to all of the homeowners every other year requiring the homeowners to clean up the pond.
10. **Adjournment**
With no further business to go before the Board, the meeting was adjourned at 3:34 p.m. by Sloan Clack, Seconded; Fred Goehler – Approved: 3 /Opposed: 0

Monica Gildea, Secretary

Date

Sloan Clack, President