

SUNRISE MASTER ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING Sunrise Community Center August 19, 2015

BOARD OF DIRECTORS: Sloan Clack, Monica Gildea, Fred Goehler, Brenda Pearson
Eric Corliss – Absent

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

1. Call to Order and Confirmation of Quorum

President Sloan Clack opened the meeting at 4:05 p.m. with introductions of the Board and Staff

2. Consideration of Agenda: add to Unfinished Business

- i) RV Issues
- j) Delinquencies/Attorney's

3. 20-Minute Open Forum and Homeowner Comment Period

Daryl Compton – 137th Ave E, Savannah Ridge

Daryl spoke regarding an issue he has with his fence that was replaced. He has contacted the HOA on multiple occasions regarding the fence that was replaced and is now warping. Mr. Compton provided pictures of the fence to the Board.

The Board has requested that Ginelle set up an appointment with Mr. Compton, Damen from Yard Works, a member of the ARC committee and herself to look at the fence and find a solution. Ginelle was asked to please notify the homeowner right away regarding the meeting time and to advise further on the outcome of the meeting.

4. Review and Approval of July Board Meeting minutes

Motion to approve the July 22, 2015 meeting minutes with no changes was made by Brenda Pearson, Seconded; Sloan Clack – Approved 4/Opposed 0

5. Presidents Report – Nothing to report at this meeting.

6. Financial Information and Management Report

- a) July Financials - The Board reviewed the July 2015 financials. Sloan requested Ginelle from TMT to provide her with the irrigation system repair payables for her review.

Motion to approve the July 2015 financials as written was made by Brenda Pearson, Seconded; Monica Gildea – Approved 4/Opposed 0

7. Unfinished Business

- a) HC Home Fence Update – All homes have been replaced with all of the ARC approved fences, with the exception of the staining of the fence. Tim Stephens of the ARC committee will meet with HC homes to inspect and give final approval of the fence completion.
- b) Richmond American Fence Update – Richmond America will be keeping the model home and using the garage for their onsite office. Richmond America will replace the fence per the ARC guidelines prior to closing.

The Board has requested that Ginelle with TMT contact Richmond America requesting that they need to conform their fence to the ARC guidelines immediately to keep community standards.

- c) Destiny Development Update – Ginelle with TMT has emailed Oakridge Homes and is waiting to hear back from Jim Yurina from Oakridge Homes to schedule a meeting to go over the ARC guidelines.
- d) Destiny Sign Update – Ginelle with TMT has emailed Oakridge homes regarding the removal of the Destiny sign, and has not had a response back. The Board confirmed with Ginelle that Oakridge is being fined per the date of the violation and every month forward until they have complied with the removal of the sign. The Board has also requested Ginelle to report back to them on the status of the sign.
- e) Fence Repair Contract Update – Ginelle with TMT will provide the Board with an updated map and it will highlight the fences that have been replaced and updated. The fence project is almost completed.
- f) NNO Recap – NNO was a success, there was approximately 600-700 people that attended NNO. Unfortunately Pierce County's special units could not attend due to the active duty of our local fires.
- g) Budget Committee Update – The committee had their first meeting on August 12th. Their next scheduled meeting will be August 25th.
- h) Security Reporting Update – Ginelle with TMT has received WPD's August schedule which has been provided in the Board packet and she has asked WSP to provide a weekly highlighted report. Ginelle will be checking with WPD on when they will be installing the TSP spots and will continue to give the Board updates as they become available.
- i) RV Issues – 137th Ave E - There is an RV that has been parked in the driveway for some time and neighbors have addressed their concern with Fred Goehler. Ginelle will check on this violation.
- j) Delinquency/Attorney – Discussed delinquency concerns. Ginelle with TMT confirmed that delinquencies are currently with SABA and many have judgements against them. The Board has requested Ginelle to contact Paula with SABA to find out what they do with the delinquencies and how much we have collected. Sloan has requested that Fred set up a meeting with TMT, Sloan and himself to go over how to collect the dues on the homeowners who are delinquent.

8. New Business

- a) Consent in Lieu of Meeting–Painting of clubhouse graffiti – Document signed by the Board.
- b) Fence repair bid – The Meadows – 13311 161st Street Ct E – A tree has fallen on the fence. The board reviewed the bid from Yard Works that Ginelle presented to replace 56' of cedar fencing for \$3,046.40.
The Board approved and has requested that Yard Works specify in their bid that the fence meets all common area fencing guidelines which include color, ARC specification standards and to provide a completion date.

- c) Town Hall Schedule – TMT will schedule a Town Hall meeting to cover community safety. The Board has requested that we invite Tim Yomen of the Puyallup School District and Paul Pastor with the Pierce County Sheriff's Dept. to attend.
- d) Newsletter – TMT will be sending out the Sunrise Newsletter in the next few weeks, target date is the first week in September. Highlights included will be the new school year starting and safety.

9. Adjournment to Executive Session at 5:45 pm

Motion to adjourn to executive session was made by Fred Goehler, Seconded; Brenda Pearson - Approved 4/Opposed 0

Adjourn from Executive Session at 5:51 pm

Motion to adjourn from executive session was made by Sloan Clack, Seconded; Brenda Pearson – Approved 4/Opposed 0

With no further business to go before the Board, the meeting was adjourned at 5:55 p.m. moved by Sloan Clack, Seconded; Brenda Pearson – Approved 4 /Opposed 0

Monica Gildea, Secretary

Date

Sloan Clack, President