

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
July 22, 2015**

BOARD OF DIRECTORS: Sloan Clack, Monica Gildea, Fred Goehler, Brenda Pearson
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 6:00 p.m.
2. **Consideration of Agenda – None**
3. **20-Minute Open Forum and Homeowner Comment Period –**
Udo Mehlberg – 134th Ln E
 1. CC&R's - Wanted an update on when the CC&R's would be finalized. Sloan referred to updating the commercial element and said it would take some time, no final date is set.
 2. He was concerned that the homeowner's comments were not on the minutes. The board reassured Udo that we try to include all of our homeowner's comments and questions on our monthly meeting minutes.
 3. Neighborhood – He was concerned with speeding cars and general vandalism in the neighborhoods. Also, wanted to know if we could get crime reporting from the county on our website.
 4. Rules & Regulations – Udo wanted to make sure the realtors in the area advised buyers of our rules and regulations and CC&R's before they purchased.
 5. Homes needing attention – Udo stated he was concerned about a number of homes in Sunrise not meeting HOA standards. Ginelle advised that routine site visits were being conducted.
 6. Grass - Udo thinks the grass is being mowed too short. Ginelle reassured him the reason Earth Tech mowed it shorter is they are getting ready to fertilize.

Steve Mortenson – 164th St Ct.

1. Grass length – Stated Earth Tech should keep grass length longer, but said they are doing an amazing job and is happy they are our contractor.
2. Budget Committee – Wanted to know when the Budget Committee would start meeting. The board responded that it will be discussed in the upcoming meeting.
3. Security – Had general questions about hours and felt they were better than PCSO. Steve suggested a Town Hall meeting. The board agreed, and requested TMT to schedule a Town Hall meeting in the September time frame.

Laura Tuccio - 167th St E

1. Vocalized her concerns to the board regarding the drug activity in Southwood.
2. Requested a Town Hall meeting to discuss the safety in the community.

Moyra Jordan – 133rd Ave E

1. Complained about her neighbors who are renters being very noisy.
2. Stated on the 4th of July there was various trash left in the street and neighbor's didn't clean up after themselves.
3. Vocalized her concerns to the board regarding the drug deals going on in the Silverwood Park.
4. Has called 911, but the police never show up, expressed concerns over the lack of PCSD patrol response in Sunrise.

Lesli Conrad – 161st Ct E

1. Vocalized her concerns to the board regarding the drug dealing activity in her neighborhood and the community parks, and the lack of PCSD patrol response in Sunrise.

Andrew Silveria – 162nd St Ct E

1. Stated he has called 911 for various reasons and has been put on hold by the Communication Center, and no PCSD response.
2. Suggested we call "Get Jess"
3. Vocalized his concerns to the board regarding the drug dealing activity in the neighborhood and the community parks, and the lack of PCSD patrol response in Sunrise.

Carol Anderson – 138th Ave E

1. Vocalized her concerns to the board regarding the drug dealing activity in her neighborhood and the community parks, and the lack of PCSD patrol response in Sunrise.
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The board addressed the concerned homeowners regarding the excessive drug dealings in the community and what they can do as a community.

Homeowners should continue calling 911, because they do record the calls. Also, if you go physically down to the P.C. Sherriff's department to file a written report, it is believed they have to respond to your complaint.

The HOA will set up a Town Hall meeting for the community to address these concerns in the near future.

4. Review and Approval of May Board Meeting Minutes

- a) Motion to approve the May 20, 2015 meeting minutes with no changes was made by Brenda Pearson, Seconded; Fred Goehler – Approved 4/Opposed 0

5. Presidents Report – Nothing new to report.

6. Financial Information and Management Report

- a) May Financials - The board reviewed the May 2015 financials.
Motion to approve the May 2015 financials as written was made by Brenda Pearson, Seconded; Monica Gildea – Approved 4/Opposed 0
- b) June Financials – The board reviewed the June 2015 financials.
Motion to approve the June 2015 financials as written was made by Brenda Pearson, Seconded; Fred Goehler– Approved 4/Opposed 0

7. Unfinished Business

- a) HC Home Fence Update – HC Homes has replaced the unoccupied homes fences and will be working on the occupied homes next.
- b) Richmond American Fence Update – TMT updated the board that Richmond America has corrected one home to ARC standards and they will correct the other home once it is sold. The board has requested that Ginelle contact Richmond America to inquire on why they want to wait to update the fence until after they sell the home. The board has requested that Richmond America will fix the fence to ARC standards before the sale of the home and would like a date when the fence will be completed.
- c) Destiny Development Update – TMT updated that the HOA has been receiving emails when the permits have been updated. Water and electric have been installed. Ginelle has spoken with Jim Yurina from Oakridge Homes and they hope to be building model homes by October.

The board has requested that Ginelle schedule a meeting with the builder and agents to go over the ARC guidelines and request with a P&S agreement that the CC&R's are given to the new buyer.

- d) Destiny Sign Update – The sign will be removed within the next week.
- e) Fence Repair Contract Update – Ginelle with TMT stated she will be providing to the board an updated map and it will highlight the fences that have been replaced and updated. The fence project is almost completed.

8. New Business

- a) NNO – Clowns Unlimited Invoice –
Motion was made to approve the final payment in the amount of \$3,166.65 to Clowns Unlimited to be paid after National Night Out by Sloan Clack, Seconded; Fred Goehler – Approved 4/Opposed 0
- b) Budget Committee Selection Process – An e-blast will be sent out by Friday requesting members. The board discussed goals, Board Liaison and scheduled meetings which will begin in August and has requested that the budget will be completed and ready to present to the board at the October 21, 2015 board meeting.

Motion was made to form a five person committee for the 2016 budget by Sloan Clack, Seconded; Fred Goehler – Approved 4/Opposed 0

Motion was made to appoint Brenda Pearson as the Board Liaison by Sloan Clack, Seconded; Fred Goehler – Approved: 4/Opposed: 0

- c) Earth Tech – Irrigation – The board was provided with an Irrigation Assessment from Earth Tech to review. No action was requested.

9. **Adjournment**

With no further business to go before the Board, the meeting was adjourned at 7:46 p.m. moved by Sloan Clack, Seconded; Fred Goehler – Approved 4 /Opposed 0

Monica Gildea, Secretary

Date

Sloan Clack, President
