



**SUNRISE MASTER ASSOCIATION**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**February 17, 2016**

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

**Association Management:** Kathy Berrens – TMT – Sunrise Community Association Manager  
Kiara Wiggins – TMT – Sunrise Administrative Assistant  
Angie Orr – TMT – Senior Director, Large Scale Management

1. **Call to Order and Confirmation of Quorum**  
President Sloan Clack opened the meeting at 6:00pm  
Brenda Pearson – Absent
2. **Consideration of Agenda** – Accepted as presented
3. **20-Minute Open Forum and Homeowner Comment Period**
  - a) Follow up from December Board meeting, presented by Kathy Berrens
    - i. Common Area Concern: Kathy Berrens will be meeting with the landscapers after 03/01/2016 when they are back on full-time to evaluate this area
    - ii. Home paint color appeal: The appeal hearing is scheduled for February 25, 2016.
    - iii. Common Area Fence Accident: Homeowner came in on January 21, 2016 and paid for repairs in full.
  - b) Homeowner Comment Period  
James & Alice White 17104 128<sup>th</sup> Ave E – James requested an update on the PSE light outages on Sunrise Blvd by the construction zone for The Ridge; also known as Destiny. Kathy Berrens with TMT informed James we have reported the light outages and will follow up to make sure the roadway is replaced when construction allows.
4. **Review and Approval of January 20, 2016 Board Meeting Minutes**  
Motion to approve January 20, 2016 Board meeting minutes was made by Monica Gildea, Seconded by Eric Corliss; Approved 4/Opposed 0
5. **Presidents Report - None**
6. **Financial Report**  
January Financials - Kathy Berrens presented a detailed financial report to the Board.  
Motion to approve the January 2016 financials, with further explanation of line item 5300 office expenses at the April 20, 2016 Board meeting was made by Sloan Clack, Seconded by Eric Corliss; Approved 4/Opposed 0
7. **Management Report**  
Kathy Berrens with TMT updated the Board on the past weeks fountain repairs and emergency tree removal. Kathy Berrens informed Board that Sheriff Paul Pastor, Council Member Dan Roach, and Superintendent of Puyallup Schools, Timothy Yeomans, will be guest speakers at the

2016 Annual Meeting. The Board was informed the dates for the community garage sales will be May 20<sup>th</sup>-22<sup>nd</sup> and August 19<sup>th</sup>-21<sup>st</sup>. The Board agreed to have a special meeting on Thursday, March 3<sup>rd</sup>, 2016 at 3:00pm to discuss collection policy revisions and 2016 goals.

**8. Unfinished Business**

a) Reserve Study

**Motion** to table the 2016 Reserve study until further notice was made by Sloan Clack, Seconded by Eric Corliss; Approved 4/Opposed 0

b) Collections Policy

**Motion** to table the collections policy revisions until further notice was made by Sloan Clack, Seconded by Monica Gildea; Approved 4/Opposed 0

**9. New Business**

a) Blanket Lien – Phase 3 Emerald Pointe

**Motion** to authorize Rafel Law Group as legal counsel to represent the Sunrise Master Association in the placement of liens against Oakpointe Builders, LLC/ MS Emerald Ridge, LLC, or any variation thereof, on lots owned by Oakpointe Builders, LLC/ MS Emerald Ridge, LLC, or any variation thereof, located in Phase 3 of the Emerald Pointe division of the Sunrise Master Association; said action not to exceed \$1,200.00, was made by Sloan Clack, Seconded by Fred Goehler; Approved 4/Opposed 0

b) Maintenance Reserve CD; Maturing March 6, 2016 – Board discussed Alliance Bank representative attend a future meeting to provide investment options.

**Motion** to not renew 12-month CD until decision of Reserve funds usage was made by Eric Corliss, Seconded by Monica Gildea; Approved 4/Opposed 0

c) Consent in Lieu of Meeting for Emergency Tree Removal – The Board signed Consent in Lieu of Meeting document, unanimously approving of emergency tree removal to be completed by P&D tree service.

**Adjournment to Executive Session at 6:56 pm**

**Motion** to recess into Executive Session was made by Sloan Clack, Seconded by Eric Corliss;- Approved 4/Opposed 0

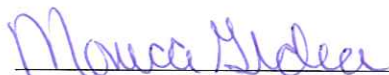
**Adjourn from Executive Session at 7:20 pm**


**Motion** to adjourn from Executive Session was made by Sloan Clack, Seconded by Fred Goehler; Approved 4/ Opposed 0

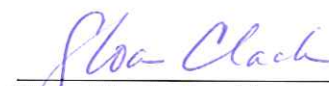
**Homeowner Delinquent Account**

**Motion** to offer a one-time waiver of late fees in the amount of \$200.00 for homeowner #586039, provided he pays remaining account balance of \$244.00 no later than February 26, 2016 was made by Sloan Clack, Seconded by Eric Corliss; Approved 4/Opposed 0

With no further business to go before the Board, the meeting was adjourned at 7:20pm; moved by Sloan Clack, Seconded by Eric Corliss; Approved 4/Opposed 0

  
Monica Gildea, Secretary

  
Date

  
Sloan Clack, President