



SUNRISE MASTER ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 15, 2016

BOARD OF DIRECTORS: Sloan Clack, Eric Corliss, Fred Goehler, Brenda Pearson
Monica Gildea – 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 4:07 pm

Monica Gildea – Absent

2. Consideration of Agenda –

New Business added to agenda:

Item 9b – Sunrise Blvd Speeding

3. 20-Minute Open Forum and Homeowner Comment Period

a) Follow up from May Board meeting, presented by Kathy Berrens
No further follow up at this time.

b) Homeowner Comment Period

Udo Mehlberg - 17110 134th Lane E

Udo wanted to address his concerns about tree replacements on 170th and maintenance of home in his neighborhood. Kathy Berrens informed the Board that she has gathered bids for landscaping changes to 170th and will present them at the next study session. Kathy Berrens updated Udo that fines have been given out to homes and she will continue to monitor.

Rick Hoeft – 16606 136th Ave E

Mr. Hoeft requested the Board waive his fine for RV parking and that with the change of the CC&Rs he be allowed to permanently park his RV on his lot. Sloan Clack thanked him for bringing this matter to the Board, and that the CC&Rs clearly state screened from view from all living lots. Sloan Clack informed Mr. Hoeft that the Board will further discuss how to handle the issue and get back to him with a decision.

4. Review and Approval of Board Meeting Minutes

Motion to approve May 18, 2016 board meeting minutes was made by Brenda Pearson, Seconded by Fred Goehler; Approved 4/Opposed 0

5. Financial Report

Kathy Berrens gave overview of changes made to April financials and presented the May financials to the Board.

a) April Financials Restated

Motion to approve the April 2016 financials was made by Eric Corliss, Seconded by Brenda Pearson; Approved 4/Opposed 0

b) May Financials

Motion to approve the May 2016 financials was made by Eric Corliss, Seconded by Brenda Pearson; Approved 4/Opposed 0

6. Presidents Report – Nothing to Report

7. Management Report

- a) Manager's Report – Kathy Berrens gave the Board an update on continued site violations and presented Board a completed May Security Report to be posted to the Website. Kathy informed the Board that several Car Break-ins occurred recently. She has asked Securitas and the Sheriffs to be on high alert. Kathy also gave updates on National Night Out, Maintenance repairs, and contracting for a storage unit. The Board was also informed that Emerald Pointe gate repairs have been completed.

8. **Unfinished Business**

- a) Consent in Lieu Emerald Pointe Settlement – The Board signed Consent in Lieu of Meeting document, unanimously approving the Emerald Pointe Settlement agreement.
- b) Consent in Lieu Emerald Pointe gate fobs – The Board signed Consent in Lieu of Meeting document, unanimously approving the new Emerald Pointe gate fobs policy.
- c) Compliance Hearing Committee –
Motion to adopt Compliance Hearing Committee as presented was made by Sloan Clack, Seconded by Eric Corliss; Approved 4/Opposed 0
Motion to amend previous motion and adopt the Compliance Hearing Committee with revisions to qualification number six bullet three to include, unless otherwise approved by the Board was made by Sloan Clack, Seconded by Brenda Pearson; Approved 4/Opposed 0
Motion to appoint Homeowner representatives, Udo Mehlberg and Roger Elmore, to a two year term, Board Representative Fred Goehler, to a two year term, management representative, Kathy Berrens, to a one year term, and third homeowner representative to be appointed by Consent in Lieu to a one year term was made by Sloan Clack, Seconded by Brenda Pearson; Approved 4/Opposed 0

9. **New Business**

- a) Paint Color Appeal – Kathy presented a homeowners appeal to the Board. The homeowner received a denial of paint color choices by the ARC.
Motion to approve Red Chipotle S106-7 as the main body color, Aging Barrel PPU5-2 for peaks and doors, and Sand Pearl PPU7-18 for trim and gutters was made by Sloan Clack, Seconded by Eric Corliss; Approved 4/Opposed 0
- b) Sunrise Blvd Speeding
Fred Goehler is still concerned about the speeding and would like more to be done. The Board agreed to have Fred Goehler draft a letter to Sheriff Pastor about the speeding for review and approval by the Board prior to sending.

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

Reconvene to Regular Meeting at 6:03 PM

Liens

Motion to send several homeowners who have large fines and late assessments owing, to attorney David Huhs, with Curran Law Firm to lien property was made by Sloan Clack, Seconded by Brenda Pearson; Approved 4/Opposed 0

Motion to file lien on property if account # 554989 has not paid in full by August 1st, 2016 was made by Sloan Clack, Seconded by Brenda Pearson; Approved 4/Opposed 0

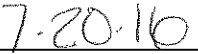
Management Staff

Motion to open a search for full-time Assistant Community Manager at Sunrise to replace the Administrative Assistant position with a rate of pay for the Assistant Community Manager to be set at \$18.00 an hour 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 6:08 pm; moved by Sloan Clack, Seconded by Brenda Pearson; Approved 4/Opposed 0



Monica Gildea, Secretary



Date



Sloan Clack, President