



**SUNRISE MASTER ASSOCIATION**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**August 18, 2016**

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

**Association Management:** Kathy Berrens – TMT – Sunrise Community Association Manager  
Robbin Coltom – TMT – Sunrise Assistant Association Manager

**1. Call to Order and Confirmation of Quorum:**

President Sloan Clack opened the meeting at 3:59 pm

**2. Consideration of Agenda:** Fred Goehler requested that the removal of street sign be added to the agenda under New Business 9b.

**3. 20-Minute Open Forum and Homeowner Comment Period:**

- a) Follow up from June Board meeting, presented by Kathy Berrens
  - 1. Kathy updated the Board about violations being processed and work being done with the Bank property on 169<sup>th</sup>.
  - 2. The 170<sup>th</sup> Street tree replacement and rebarking projects are to begin in the new two weeks.
- b) Sheriff deputies are scheduled to do spot checks for speeding over the next couple weeks as school begins in an effort to address speeding issues.
- c) Homeowners are concerned about work trucks speeding; contractors will be reminded to abide by the speed limits.
- d) Homeowner Comment Period: Mr. Spadoni restated his concerns and clarified his request to the Board for action regarding his neighbor's basketball hoop. After a brief discussion, the Board decided to discuss this issue in executive session and if a motion was to be made, it would be made in open session following executive session.

**4. Review and Approval of Board Meeting Minutes:**

**Motion** to approve July 20, 2016 Board Meeting Minutes was made by Monica Gildea, Seconded by Fred Goehler; Approved 5/Opposed 0

**5. Financial Report:**

- a) July financials – Kathy reviewed and provided an overview of the July financials noting that a significant increase in water expense due to the season.

**Motion** to approve the July 2016 financials was made by Eric Corliss and Seconded by Monica Gildea. Approved 5/Opposed 0.

**6. Presidents Report:** No report

**7. Management Report:** Kathy Berrens

- a) Security Meeting – Kathy reported that the security committee met and discussed speeding concerns. It was determined that speeding checks by sheriff deputies will be continued. The Security Committee recommended staying with the current private security team and off duty sheriff deputies combination year round.
- b) ARC Meeting: The committee reviewed The Ridge Lot 1 new construction application and deemed the application incomplete. The builder was asked to resubmit with the requested items. The committee reviewed the Emerald Pointe violations and determined action plans to be taken. The ARC form is now a fillable PDF. The committee will continue to explore options for preapproved paint and stain colors. .

- c) National Night Out update – Kathy recapped the expenses and reported that final donations were at \$2300. Food trucks were a big success and will likely return for a variety of events in the future.

**8. Unfinished Business:**

a) Consent in Lieu –

1. Irrigation Pump – The Board signed the August 1<sup>st</sup>, 2016 Consent in Lieu Meeting document, unanimously approving the replacement of broken irrigation pump.
2. Bark Replacement Bid Award – The Board signed the August 11<sup>th</sup>, 2016 Consent in Lieu Meeting document unanimously approving the rebarking of the Sunrise common areas by Aardvark.
3. Homeowner Waiver for Manager - The Board signed the August 15<sup>th</sup>, 2016 Consent in Lieu Meeting document unanimously approving the Association Manager's authority to waive late fees on homeowners accounts of less than \$100, excluding letter fees.
4. Sunrise Debit Card Authorization - The Board signed the August 15<sup>th</sup>, 2016 Consent in Lieu Meeting document unanimously approving the Sunrise Manager's ability to receive an Association debit card with a limit of \$1000..

**9. New Business:**

- a) Starline Coach Bill from 2015 – Kathy explained that this bill was left unpaid and requested Board approval to pay it.  
**Motion** to approve payment of the 2015 Starline Coach Bill presented by Eric Corliss and seconded by Monica Gildea. Approved 5/Opposed 0
- b) Street Sign Vandalism – Pierce County has been called by the HOA office and several residents. The HOA will call again and pursue this further.


**Motion** to recess into Executive Session made by Eric Corliss and seconded by Monica Gildea at 4:54 pm.

**Reconvened from Executive Session to Regular Session at 5:11 pm**

**Motion** to suspend late fees but not lien fees on homeowner account #554989 provided account is paid in full by November 1, 2016 made by Sloan Clack and seconded by Fred Goehler. Approved 5/Opposed 0.

With no further business to go before the Board, **Motion** to adjourn meeting at 5:12 pm was made by Sloan Clack and Seconded by Monica Gildea. Approved 5/Opposed 0

  
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Monica Gildea, Secretary

  
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Date

  
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Sloan Clack, President