

Sunrise Master Association

BOARD OF DIRECTORS MEETING

MEETING MINUTES

Sunrise Master Association Clubhouse

July 17, 2018 - 6:00 PM

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

Association Management: Kathy Berrens

1. Call to Order and Confirmation of Quorum: President Sloan Clack opened the meeting at 6:00 pm.
2. Consideration of Agenda
3. Review and Approval of June 19, 2019 Sunrise Board Meeting Minutes, June 19, 2018 Special Board Meeting Minutes.
 - a) **Motion** to approve the June 19, 2018 Sunrise Board Meeting Minutes was made by Brenda Pearson and seconded by Monica Gildea. Approved 4/Opposed 0
 - b) **Motion** to approve the June 19, 2018 Special Board Meeting Minutes was made by Brenda Pearson and seconded by Monica Gildea. Approved 4/Opposed 0
4. Review of Financial Information:
 - a) December Financials
 - b) Transition of Accounts
Motion to authorize the writing of checks with 1 signature required within budget or board approval was made by Roger Elmore and seconded by Brenda Pearson. Approved 4/Opposed 0.
 - c) CDARS Agreements
Motion to approve the move of funds into new CDARS accounts no earlier than July 23, 2018 was made by Roger Elmore and seconded by Brenda Pearson. Approved 4/Opposed 0.
5. Presidents Report/Development Update –
 - Hearing dates for all three new plats have been scheduled with Pierce County for 8/22/18, 8/29/18, and 9/12/18.
 - Park- Design is developing and new play equipment designs are being considered for safety assurance. Drainage issues have been resolved. Parking at the park will be according to Pierce County requirements.
 - 180th – Will be opening in sections.
 - Glacier Run Apartments – Under construction.
6. Manager's Report – SMA Manager Kathy Berrens provided an update on action items from the last board meeting and the community.
 - Landscape
 - No mow because of fertilizer application caused some weeds, they are all being controlled.
 - We will be increasing watering the common areas 6 days a week to combat brown spots.
 - Color spots for monuments will be planted next week.
 - Emerald Pointe –

- 27 unit sale to Lennar completed.
 - Security:
 - Sheriffs are patrolling and removing all homeless camps.
 - Administrative-
 - Heat pump was fixed in the Clubhouse.
 - AC will be set on weekends with a locked thermostat.
 - ARC reviews delayed but up and running now that Smart Webs is working.
 - Late Night dates set for Sunrise office. Scheduled for 7/25/18 and 8/1/18 from 5-7 PM.
 - Movie night scheduled 7/27/18 at 6:00 pm showing The Incredibles sponsored by Four Square Church.
 - NNO –
 - Reserved Scone Truck, Pizza from Rain or Shine on Fire, and Stacks Burger truck
 - Concerns regarding foot traffic from the North Rim- we cannot have crossing guards. A shuttle bus will be provided throughout Sunrise.
 - There will be vendors, food trucks, SWAT, a helicopter landing, DJ and more.
7. Consent Signatures – none
8. Unfinished Business
- a) Collections Policy- No motion or action taken at this time. Policy is not finalized.
9. New Business –
- Motion** to recess into executive session per *RCW64.38.035 to “discuss likely or pending litigation, matters involving possible violations of the governing documents” made by Sloan Clack and seconded by Brenda Pearson at 8:00 PM. Approved 4/Opposed 0.
- Recess
- Motion** to reconvene from executive session made by Brenda Pearson and seconded by Monica Gildea at 8:30 PM. Approved 4/Opposed 0.
10. Compliance Recommendation – Homeowner accounts # 27929 and # 27930.
- Motion** to uphold compliance committee’s recommendation on the fee’s owed in the amount of \$500.00 per account was made by Sloan Clack and seconded by Monica Gildea. Approved 4/Opposed 0
Homeowner will receive an official notice of the board’s decision along with reminders of ARC application guidelines and requirements.
11. Website Upgrade- Current website provider will no longer be available. FrontSteps is the new platform that will include website support and maintenance along with a mobile App.
- Motion** to enter \$200/month contract with FrontSteps to upgrade Sunrise Master Association website was made by Roger Elmore and seconded by Monica Gildea. Approved 4/Opposed 0.
12. Mailbox Replacement- Office was notified that mailbox in North Rim has a bend in the metal. Board requests more investigation as to the functionality and security of the current mailbox. No motion made for the purchase of a new mailbox.
13. ARC Removal- ARC Committee member needs to be removed and Sunrise will advertise the open committee position to all homeowners to fill vacant spot as soon as possible.
- Motion** to remove member from ARC Committee was made by Sloan Clack and seconded by Roger Elmore. Approved 4/Opposed 0.
14. 20-Minute Open Forum and Homeowner Comment Period - Sunrise homeowners were given an opportunity to comment on various community projects and policies. Addressed during this session were the following topics:
- Fence concerns
 - Emerald Pointe concerns
 - Landscaping
 - Development hours of operation

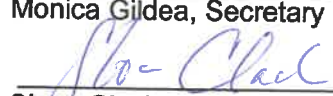
- Board meeting advertising

15. Potential Executive Session *

16. Adjourn

Motion to adjourn at 8:37 PM was made by Roger Elmore and seconded by Monica Gildea. Approved 4/Opposed 0.

Monica Gildea, Secretary



Sloan Clack, President

8/21/18

Date