

Sunrise Master Association

BOARD OF DIRECTORS MEETING

MEETING MINUTES

Sunrise Master Association Clubhouse

August 21, 2018 – 4:30 PM

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

Association Management: Kathy Berrens, Alex Carabello

1. Call to Order and Confirmation of Quorum: President Sloan Clack opened the meeting at 4:30 pm.
2. Consideration of Agenda
 - a) Amendment to Agenda, Glacier Run Presentation
Motion to amend the agenda to allow the Glacier Run presentation was made by Brenda Pearson and seconded by Roger Elmore. Approved 3/Opposed 0
 - b) Introduction of ARC Members- Michael Hayden, Bill Rienstra, and Sloan Clack.
 - c) Introduction of Aegir Olsen of Tarragon to present Glacier Run presentation.
3. Review and Approval of July 17, 2019 Sunrise Board Meeting Minutes
Motion to approve the July 17, 2018 Sunrise Board Meeting Minutes was made by Brenda Pearson and seconded by Roger Elmore. Approved 3/Opposed 0
4. Review of Financial Information:
 - a) July Financials
Motion to table financial review until the following meeting was made by Sloan Clack and seconded by Brenda Pearson. Approved 3/Opposed 0
5. Presidents Report/Development Update –
 - The Woodlands sold to Lennar- 67 lots. Monuments and landscaping will be going in soon.
 - The Madronas has a hearing set for August 22, 2018.
 - The Crossing's, 180 units, has a hearing set for August 29, 2018.
 - The Pines, 162 units, has a hearing set for October 12, 2018.
 - The Park is in process. Meetings are being held every week with park designers. There will be play equipment, trails, a splash park, a Baseball field, a soccer field, a dog park, a picnic shelter and a community center.
6. Manager's Report – SMA Manager Kathy Berrens provided an update on action items from the last board meeting and the community.
 - Landscape
 - We will be planting more trees in 2019.
 - We expect 2 more months of watering common areas, we have spent \$75,000 of the expected \$125,000 for the season.
 - Benches are back ordered, we will be creating a bench donation policy.
 - National Night Out- \$300 over budget because of the increased cost of the inflatables.
 - Administrative-
 - ACH deadline was August 10, 2018.

- Transition is going well.
- 7. Unfinished Business
 - a) Photo contract for web design- We have chosen Jeff Marsh to take community photos for redesigned website.
Motion to approve the photo contract with Jeff Marsh was made by Roger Elmore and seconded by Brenda Pearson. Approved 3/Opposed 0
- 8. New Business –
 - a) Tennis/basketball Court Resurface- The court is unsafe with ridges.
 MidPac will cost \$11,700.00 to resurface and paint. It will be a reserve item. No motion.
 - b) Concrete fence review- The next priority fence to be replaced is The Rim.
 - c) Appointments to Committees-
 Compliance Committee-
Motion to appoint Laura Ross to the Compliance Committee was made by Roger Elmore and seconded by Brenda Pearson. Approved 3/Opposed 0
 Architectural Review Committee –
Motion to appoint Anthony Woodruff to the Architectural Review Committee was made by Brenda Pearson and seconded by Roger Elmore. Approved 3/Opposed 0
- 9. 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:
 - Concrete fencing
 - Account Delinquencies
 - Boat/non-standard vehicle restrictions
 - Sewer/Drain lid maintenance
 -
- 10. Potential Executive Session *

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 Brenda Pearson and seconded by Sloan Clack at 5:30 PM. Approved 3/Opposed 0.

Motion to reconvene from executive session made by Brenda Pearson and seconded by Sloan Clack at 6:30 pm.

 - a) Compliance Recommendation –
Motion to uphold compliance committee's recommendation on the fees owed by homeowner account #27929 was made by Brenda Pearson and seconded by Sloan Clack. Approved 3/Opposed 0
 Homeowner will receive an official notice of the board's decision along with reminders of ARC application guidelines and requirements.
 - b) **Motion** to uphold compliance committee's recommendation on the payment plan requested by homeowner account #27588 was made by Brenda Pearson and seconded by Roger Elmore. Approved 3/Opposed 0
 - c) **Motion** to uphold compliance committee's recommendation on the fees owed by homeowner account #27826 was made by Brenda Pearson and seconded by Sloan Clack. Approved 3/Opposed 0
- 11. Adjourn
Motion to adjourn at 6:35 PM was made by Sloan Clack and seconded by Brenda Pearson. Approved 3/Opposed 0.

Monica Gildea
Monica Gildea, Secretary

Sloan Clack
Sloan Clack, President

9-18-18
Date