

Sunrise Master Association

BOARD OF DIRECTORS MEETING

MEETING MINUTES

Sunrise Master Association Clubhouse

December 11, 2018 – 4:00 PM

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

Association Management: Kathy Berrens, Alex Carabello

1. Call to Order and Confirmation of Quorum: President Sloan Clack opened the meeting at 4:05 pm.
2. Consideration of Agenda
3. Review and Approval of:
 - a) October 16, 2018 Sunrise Board Meeting Minutes
Motion to approve the October 16, 2018 Sunrise Board Meeting Minutes with administrative corrections was made by Sloan Clack and seconded by Roger Elmore. Approved 4/Opposed 0
 - b) November 6, 2018 Special Meeting Minutes
Motion to approve the November 6, 2018 Special Meeting Minutes was made by Brenda Pearson and seconded by Monica Gildea. Approved 4/Opposed 0
4. Review of Financial Information:
 - a) October Financials
No motion requested.
 - b) November Financials
No motion requested
5. Presidents Report/Development Update –
 - The Madronas
 - Final plat approval will be submitted by the end of the year
 - The Crossings/The Pines
 - Preliminary plat approval stages
 - Hoping for a spring 2019 final plat approval
 - The Woodlands
 - Set to start building in March 2019
 - Emerald Pointe
 - The townhomes are currently being built
 - Glacier Run
 - 280 units are currently being built
 - Park
 - Consistent design meetings are being held; designs are being finalized and their goal is to allow space for the HOA to amend or make improvements over time to meet the community needs.
 - Designing play equipment, basketball court, and splash pad
 - South Sunrise
 - 400 units in Phase 1- preliminary plat will be submitted for approval by the end of the year

6. Manager's Report – SMA Manager Kathy Berrens provided an update on action items from the last board meeting and the community.

- Maintenance
 - Concrete fence is progressing on 170th
 - All the benches have been installed
 - Eagle Ridge pond has been cleaned and an inspector will be here this week
 - ProVac has cleaned drains in Cambria and Emerald Pointe
- Administrative
 - 3rd delinquency notices with intent to Lien/Collections were mailed
 - 42 liens were placed
 - 2019 invoices were mailed/emailed
 - We will be having meetings with Lennar about improvements in Emerald Pointe
 - This will be Kathy's last meeting as Manager of Sunrise Master Association. We wish her luck on her future endeavors!
- ARC Color Scheme
 - The Architectural Review Committee will be voting on the color schemes from Sherwin Williams to streamline the ARC application process.
- End of Year Reports
 - ARC Log
 - Board Motion Log
 - Compliance Log
 - Water Log
 - Budget/Assessment Log

7. Unfinished Business

a) Reserve Project review of bids

Motion to replace 400 sprinkler heads with Teufel along the north end of Sunrise Blvd was made by Roger Elmore and seconded by Monica Gildea. Approved 4/Opposed 0

8. New Business –

a) Savannah Ridge Special Assessment

Motion to bill special assessments to specified Savannah Ridge residents was made by Brenda Pearson and seconded by Monica Gildea. Approved 4/Opposed 0

b) AAB CD Renewal

The Board requested more information.

c) 170th Concrete Fence Update and Draining Issue

The Board requested more information.

d) Sweeping/Snow Removal

The Board requested more information.

e) Check Signing Policy

Motion to add Juanita Carbaugh as a check signer on all accounts indefinitely and remove Kathy Berrens as a check signer on all accounts as of 1/1/19 was made by Roger Elmore and seconded by Monica Gildea. Approved 4/Opposed 0

f) 2019 Board Meeting Schedule

Motion to approve the 2019 Board Meeting Schedule was made by Roger Elmore and seconded by Brenda Pearson. Approved 4/Opposed 0

g) Board 2018 Goals/ 2019 Goals

h) Compliance Committee Recommendations

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:

- ARC violation fines
- Crosswalk near Sunrise Park/Clubhouse

Motion to mail and email the homeowner requesting the crosswalk near Sunrise Park/Clubhouse a recommendation to contact the county and the necessary county contact information was made by Sloan Clack and seconded by Roger Elmore. Approved 4/Opposed 0

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” was made by Brenda Pearson and seconded by Roger Elmore at 5:37 pm. Approved 4/Opposed 0.

Motion to reconvene from executive session was made by Sloan Clack and seconded by Roger Elmore at 6:08 pm. Approved 4/Opposed 0

Motion to approve the Compliance Committee’s recommendations on appeals #26751, #26751, #26306, #26853, #26770, #27027, #28781, and #26802 was made by Sloan Clack and seconded by Monica Gildea. Approved 4/Opposed 0

Motion to overturn the Compliance Committee’s recommendation on appeal #26971 was made by Sloan Clack and seconded by Roger Elmore. Approved 3/Opposed 1

Roger Elmore recused himself from the meeting at 6:10 pm.


Motion to uphold the Compliance Committee’s recommendation on appeal K was made by Brenda Pearson and seconded by Monica Gildea. Approved 3/Opposed 0

11. Adjourn

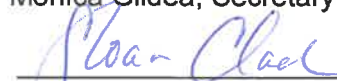
Motion to adjourn at 6:12 pm was made by Sloan Clack and seconded by Brenda Pearson. Approved 3/Opposed 0



Monica Gildea, Secretary



Date



Sloan Clack, President