

Sunrise Master Association

BOARD OF DIRECTORS MEETING MEETING MINUTES

Sunrise Master Association Clubhouse

June 18, 2019 – 4:00 PM

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

Association Management: Debra Porter, Alex Carabello

1. Call to Order and Confirmation of Quorum: President Sloan Clack opened the meeting at 4:00 pm.
Consideration of Agenda

2. Consent Agenda

The consent agenda includes items that are routine in nature and are adopted by one motion. Should the Board wish to discuss a consent agenda item, the item would be removed from the consent agenda and discussed under New Business.

a) May 21, 2019 Regular Board of Director Meeting Minutes

b) Approve the appointment of the Ad Hoc Hearing Committee for the specific purpose of hearing the appeals of homeowner account 27036 and homeowner account 29454. Appointees are Brenda Pearson, James Gillie, Amanda Thompson, and Ian Black. This was previously approved by unanimous consent by the Board by email on June 4, 2019.

Motion to approve the consent agenda as written was made by Roger Elmore and seconded by Monica Gildea. Approved 3/Opposed 0

3. Financial Information:

- a) May 2019 Financial Report

Juanita Carbaugh provided an overview of the current financial statements

4. Presidents Report/Development Update –

- The Madronas
 - 162 lots – Plat design is complete
- The Crossings/The Pines
 - Preliminary plats in for review by August 2019
- The Woodlands
 - Homes are being sold in presale
- Emerald Pointe
 - The townhomes are currently being built on the east side
- Glacier Run
 - Preleasing has begun and they will begin occupancy in August
- Park
 - Design will be submitted to county for review soon
 - Reviewing survey responses for final design
- Emerald 80
 - ARC applications submitted

5. Manager's Report

6. Unfinished Business

7. New Business –

- a) Cambria Specific Assessment for Drain Cleaning Resolution

Motion to approve the resolution as written was made by Roger Elmore and seconded by Monica Gildea. Approved 3/Opposed 0

- b) AAB Bank Balance Reallocations

Motion to approve the AAB Bank Balance Reallocations as written was made by Roger Elmore and seconded by Monica Gildea. Approved 3/Opposed 0

- c) Replacement of Missing Fountain

Motion to replace the fountains located at the Sunrise Pond per Aqua Master Quote #5302019-R1 payable from Reserves on the condition that the fountains can be secured to prevent theft was made by Roger Elmore and seconded by Monica Gildea. Approved 3/Opposed 0

- d) Landscape Proposals

Motion to approve landscape proposals along 134th, 168th, and 170th not to exceed \$95,569.78 payable from Reserves was made by Roger Elmore and seconded by Monica Gildea. Approved 3/Opposed 0

- e) Irrigation Proposals

No motion made. This proposal will be reviewed at the next budget meeting.

8. 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:

- Basketball Hoops
- Off duty sheriff security
- RV parking
- Above ground swimming pools

Motion to revisit the basketball hoop discussion at the July 2019 Board of Directors Meeting was made by Roger Elmore and seconded by Monica Gildea. Approved 3/Opposed 0

9. 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 Sloan Clack and seconded by Roger Elmore at 5:56 pm. Approved 3/Opposed 0.

Motion to reconvene from executive session was made by Sloan Clack and seconded by Roger Elmore at 6:40 pm. Approved 3/Opposed 0

Motion to table appeal by 27036 until the July 2019 Board of Directors meeting until all supporting documents are provided was made by Sloan Clack and seconded Roger Elmore. Approved 3/Opposed 0

Motion to uphold the recommendation by the Compliance Committee as written for homeowner account 28926 with a payment deadline of 10 business days after determination notification was made by Sloan Clack and seconded by Roger Elmore. Approved 3/Opposed 0

Motion was made regarding homeowner account 30564. Homeowner must replace the 5 ft. fence panel with a 6 ft. panel to comply with community fence requirements. They must either correct the setback violation, so the fence complies with the 7 ft. setback or pay both \$250.00 fines assessed totaling \$500.00. A decision must be made within 10 days of determination notification and action must be taken within 30 days if the homeowner chooses to bring fencing into compliance. Motion was made by Sloan Clack and seconded by Monica Gildea. Approved 3/Opposed 0

Motion to uphold the recommendation by the Compliance Committee as written for homeowner account 27151 was made by Sloan Clack and seconded by Monica Gildea. Approved 3/Opposed 0

Motion to uphold the recommendation by the Compliance Committee as written for homeowner account 27867 was made by Sloan Clack and seconded by Monica Gildea. Approved 3/Opposed 0

10. Adjourn

Motion to adjourn at 6:46 pm was made by Sloan Clack and seconded by Monica Gildea. Approved
3/Opposed 0



Monica Gildea, Secretary



Date



Sloan Clack, President