

Sunrise Master Association

BOARD OF DIRECTORS MEETING

MEETING MINUTES

Sunrise Master Association Clubhouse

April 16, 2019 – 4:00 PM

BOARD OF DIRECTORS: Sloan Clack, Roger Elmore, Brenda Pearson, Melinda Jobst

Association Management: Debra Porter, Alex Carabello

1. Call to Order and Confirmation of Quorum: President Sloan Clack called the meeting to order at 4:03 pm.
2. Consideration of Agenda
3. Consent Agenda
 - a) February 19, 2019 Regular Board of Directors Meeting Minutes.
 - b) Quote by Jeff Fetter to remove dangerous tree in Emerald Pointe tract A at a cost of \$1000 plus tax, leaving the trees where they fall. This was previously approved by unanimous consent of the Board in lieu by email on March 1, 2019.
 - c) To approve proposal by ProVac to remove asphalt from a catch basin in Cambria for \$2,430 plus tax. This was previously approved by unanimous consent of the Board by email on March 1, 2019.
 - d) To file 28 liens on accounts with assessments not paid in full by March 10, 2019. Pierce County charges a \$99 filing fee per lien and are charged to owner accounts. Total fees will be \$2772. This was previously approved by unanimous consent of the Board by email on March 25, 2019.
 - e) To approve March 21, 2019 Compliance Committee recommendations. This was previously approved by unanimous consent by the Board by email on March 25, 2019.
 - f) To approve Teufel Landscape estimate to repair three breaks to the irrigation main line for \$1116.49. Breaks were due to old glue joints failing. This was previously approved by unanimous consent by the Board by email on March 26, 2019.

Motion to approve the consent agenda as written was made by Roger Elmore and seconded by Sloan Clack. Approved 4/Opposed 0

4. Review of Financial Information:

- a) March 2019 Financial Report
No motion requested.

5. Presidents Report/Development Update –

- The Retreat
 - The County is requesting a review and move of mailbox to ensure no line of sight issues.
- The Woodlands
 - 6 houses have already been sold.
 - The designs for the dog park have been submitted for county review and approval.
 - The parking at the dog park will be minimal and a strategy to enforce parking for dog park only is being constructed.
- Glacier Run
 - Developer is finalizing Phase 1.
 - Pre-leasing will begin in June.
 - Move ins will begin in August.

- The Madronas, The Crossings, and The Pines
 - County meetings are being held to create a plan to connect to The Uplands.
- Emerald 80
 - Designs are being reviewed by the Architectural Review Committee.
- Park
 - Grading plans are almost complete.
 - Currently reviewing results from the community survey to best determine clubhouse plans
- South Sunrise
 - Phase 1 will have 400 lots. The plat is in for initial review by Pierce County.

6. Manager's Report –SMA Manager Debra Porter provided an update on action items.

- Grounds Maintenance
 - Emerald Pointe Park Tract 1H Fencing- sending certified letter to remaining homeowner for permission for fence replacement.
 - Cambria drain cleaning is complete.
 - The damaged fencing by the Community Center has been replaced.
 - Tennis court and basketball court refurbishing is underway.
 - Emerald Pointe Irrigation at entrance has been repaired.
- Community Relations
 - Social media interactions are increasing every week.
 - Newsletters were sent on 3/1 and 4/1 for the Sunrise Scoop.
 - Food Drive- 247 lbs. of food was donated!
 - 249 homeowners responded to Clubhouse Survey regarding the new park.
- Committees
 - ARC- 1 opening
 - Security- 1 opening
 - Compliance- 1 opening

7. New Business –

- a) Community Relations
 - Potential relationship with Orange Theory Fitness.
- b) National Event Pros contract

Motion to approve the National Event Pros contract up to an amount not to exceed \$6800.00 was made by Roger Elmore and seconded by Brenda Pearson. Approved 4/Opposed 0
- c) Landscape – Non-Contract Proposals
 - Aerate Grass in Common Areas
 - Aerate Grass in Sunrise Blvd median strips
 - Treat moss in lawns.

No Motion made
- d) Irrigation along Concrete Fencing

No motion was made.
- e) Emerald Pointe Gates
 - Proposal to replace damaged gate on 122nd

Motion to table replacing the gate on 122nd until budget season was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0
 - Proposal to add new loop sensors at gate on 122nd

Motion to approve the proposal for replacing the loop sensors at the gate on 122nd was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0

f) Reserves

- Parking Lot Maintenance Proposals
- Refurbish Bark- all beds
- Refurbish landscaping along 134th
- Refurbish landscaping along 168th
- Refurbish landscaping along 170th
- Improve and add irrigation
- Add drainage at 122nd & Sunrise Blvd
- Upgrade entrance fountains
- Paint median grass
- Americrete Fencing

No Motion made. Request from the Board to update and organize proposals in preparation for a special meeting to discuss Reserve funds for landscape refurbishment

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:
- None

9. 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 6:16 pm. Approved 4/Opposed 0.


Motion to reconvene from executive session was made by Sloan Clack and seconded by Roger Elmore at 6:46 pm. Approved 4/Opposed 0

Motion to support all the Compliance Committee's recommendations on homeowner appeals from accounts #26841, #26718, #27189, #26660, and #26234 was made by Sloan Clack and seconded by Roger Elmore. Approved 4/Opposed 0

10. Adjourn

Motion to adjourn at 7:04 pm was made by Sloan Clack and seconded by Melinda Jobst. Approved 4/Opposed 0


Monica Gildea, Secretary


Date


Sloan Clack, President