

Sunrise Master Association

BOARD OF DIRECTORS MEETING MEETING MINUTES

Sunrise Master Association Clubhouse

FEBRUARY 18, 2020 – 6:00 PM

BOARD OF DIRECTORS: Present were Sloan Clack, Roger Elmore, Brenda Pearson Monica Gildea

Association Management: Present were Debra Porter, Melinda Jobst - HOA Community Solutions

1. Call to Order and Confirmation of Quorum: Treasurer Monica Gildea called the meeting to order at 6:00 pm. A quorum was achieved.
2. Consideration of Agenda
Add hardship exemption to rental ceiling for account 27104 to Executive Committee Agenda
3. Consent Agenda –
 - Approve October January 21, 2020 Board Meeting Minutes
 - Record into minutes: Resolution 2020.01 Statutory Warranty Deed to Grant Track O in Southwood Estates, Division 1 to Pierce County, previously approved by Consent in Lieu.

Motion to approve the Consent Agenda as written was made by Brenda Pearson second by Roger Elmore approved 4/0.

4. Financial Information:
 - February Financial Report was presented by Debra Porter.
5. Presidents Report/Development Update –
 - Huber Easement
 - Huber decided against installing sewer, so will not be seeking an easement on Sunrise property.
 - The Crossings/180th
 - Development is underway
 - 180 units planned
 - The Madronas
 - Clearing has begun
 - 162 units planned
 - Uplands
 - Breaking ground in June
 - Retreat
 - All sites are under contract
 - South Sunrise
 - Preliminary plat in process
 - Woodlands
 - Homes are being built and selling quickly
 - Sunrise Park
 - Meeting with county Friday
 - Splash Pad and Bathroom plans are complete

6. Manager's Report

- Grounds/Maintenance:
 - Flowers are being installed at clubhouse and monuments
 - Old stumps were removed from office garden beds and topsoil brought in
 - Drip irrigation installed to window boxes
 - Application of fertilizer and pre-emergent weed killer planned
 - Fountains were installed
- Emerald Point:
 - Irrigation was extended near entrance in front of townhomes
 - Lennar will be installing turf
- Security:
 - Reports of random thefts in the new construction area

7. Unfinished Business

- Banking Changes
Motion to accept the recommendation to move the balance of the AAB Reserve account into the AAB Maintenance Reserves account. Motion made by Roger Elmore and second by Brenda Pearson. Approved 4/0
- Replacement of Emerald Pointe Gates
Motion to approve Great Gates Proposal to install new gate and operators at 122nd entrance to Emerald Pointe. Expenses will be paid from Sunrise Master Association Operating Account with the funds due from the Emerald Pointe Fund once 2020 Specific Assessments are collected. Motion made by Roger Elmore and seconded by Monica Gildea. Approved 4/0

8. New Business

- Basketball Hoop Variance
Motion to approve a variance to the Architectural Guideline regarding portable basketball hoops starting May 1 and ending September 20, 2020. The terms of this variance are the same as the terms in the July 2019 variance. Approved 4/0
- 2020 Event Proposal
Motion to approve the 2020 proposed events and related expenses for March 2020 through July 2020, made by Roger Elmore second by Brenda Pearson. Approved 4/0
- Emerald Pointe Special Assessment Approval
Motion to approve Emerald Pointe Special Assessment Option # 3 to assess 393 at \$ 95.61 per unit for a total of \$37,575.08. Motion made by b Roger Elmore Second by Brenda Pearson. Approved 4/0

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:

- The Ridge sub-association. An owner asked how barking dog nuisances are handled. Complaints of this nature can be forwarded to management. Additionally, animal control can be contacted.
- An owner asked about whether a tree may be removed if it is blocking a view. In Sunrise there are no view protections. Trees on common areas or declarant parcels may not be removed or topped by homeowners and will not be removed or topped by the Association or Declarant. Private owners may apply for ARC approval to remove trees on their own lots.

10. Executive Session

- **Motion** to recess into Executive Session at 7:50 p.m. per RCW64/38.035 to discuss matters involving possible violations of the governing documents of the association, made by Sloan Clack, seconded by Brenda Pearson, and approved 4/0.

- **Motion** to adjourn executive session and reconvene regular session at 8:23 p.m., made by Sloan Clack, seconded by Roger Elmore, and approved 4/0.
- **Motion** made to remove late fees, administrative fees and Interest for late payment with a one-time waiver on account #27011, #32585, #29771 and #28948 made by Sloan Clack and seconded by Brenda Pearson and approved 4/0.
- **Motion** made to allow #26541 to enter into the following payment plan: \$100 by February 14, 2020, \$100 a month thereafter, with the balance to be paid in full no later than June 1, 2020. Late fees would be waived if the account is paid in full by June 1. All fees will be charged to the account and a lien will be placed in June 2020 if the owner's default on the plan. During this period, owners will receive delinquency notices on a schedule that causes the Notice of Intent to Lien to be mailed 30 days prior to the due date. Made by Sloan Clack and second by Roger Elmore, and approved 4/0.
- **Motion** made to approve a hardship waiver to the rental ceiling for account # 27104. This waiver is valid for one year, at the end of one-year homeowner will need to be re-evaluated. Motion made by Roger Elmore, second by Brenda Pearson, and approved 4/0.
- **Motion** made to decline waiving late fees for #26339. Homeowner agreed to pay assessment by February 15, 2020 and did not. Motion made by Sloan Clack and second by Roger Elmore, and approved 4/0.
- **Motion** made to waive half of the \$10,277.87 late fees for Glacier Run 2020 Assessments, but to keep the Administrative fees and interest fees. Motion made by Roger Elmore second by Sloan Clack, and approved 4/0

11. Adjournment

- **Motion** to adjourn at 8:31 pm was made by Sloan Clack, seconded by Roger Elmore, and approved 4/0.

Monica Gildea, Secretary

Date

Sloan Clack, President

Date