



## **Board of Directors Meeting**

**MINUTES**  
**JUNE 16, 2020**

A regular meeting of the Sunrise Master Association Board of Directors was held on June 16, 2020 by Zoom Meeting. The meeting was called to order at 4:06 p.m. by President Sloan Clack. A quorum was achieved with the following board members present: Sloan Clack, Monica Gildea, Roger Elmore, and Brenda Pearson. Association management staff present were: Debra Porter and Melinda Jobst, HOA Community Solutions.

### Consideration of Agenda

**Motion** to add Irrigation Discussion to New business and to add Approve Closure of Condominium Law Group File of Homeowner Account 26806. Made by Sloan Clack, seconded by Brenda Pearson, approved 4/0.

### Consent Agenda - The following items are submitted for Board approval:

1. May 19, 2020 Sunrise Board Meeting Minutes
2. Instruct Condominium Law Group to close file for homeowner 27434 currently in Chapter 13 bankruptcy. Account will be monitored by the Association. Previously approved on June 2, 2020 by unanimous consent of the Board of Directors by email.

**Motion** to approve the Consent Agenda as written. Made by Roger Elmore, seconded by Brenda Pearson, approved 4/0.

Financial Information -The May 2020 Financial Report was made by Debra Porter.

### President's Report/Development Update was made by Sloan Clack:

- The Woodlands – Lennar is finishing up the plat
- The Crossings –installation of curb and gutter are underway this plat should be completed in the late fall 2020
- The Pines – this plat has been cleared and graded to final grade and is prepped for future development or sale.
- The Madronas – this plat has been cleared and graded, final fill materials will be moved in this summer, sewer has been partially installed
- Park – preconstruction meeting on Friday 19<sup>th</sup> breaking ground after that
- South Sunrise – preliminary plat hearing July 16<sup>th</sup>, ponds will go in first
- 122<sup>nd</sup> and 187<sup>th</sup> road construction is nearly complete and finalized, signals will go in somewhere around August
- Glacier Run – second phase is underway
- Emerald 80 – they are moving dirt and getting things going
- Emerald Pointe "East" townhomes – they have received their preliminary plat notice and are moving dirt to get this project underway

Management Report – The May 2020 Management Report was given by Debra Porter.

### Administrative-

- 2019 Audit Draft was completed

## 2020.06.16 SMA BOARD MEETING MINUTES

- Office is open by appointment, visitors must wear a face covering and one guest or couple from the same household may enter at a time
- Staff limited to two on site, the third works from home
- 2021 Reserves Study Draft received
- Annual meeting rescheduled for July 8, 6:30 p.m. by Zoom

### Community Relations Update –

- Food Trucks on site
- New website is still in progress

### ARC/Compliance-

- ARC applications are still heavy
- Dog bark and other nuisance type complaints are up

### Security-

- Off Duty Sheriff patrols are working one to two shifts per day

### Grounds –

- Dumping is still a problem in parks and vacant lots
- Irrigation is up and running - some leaks have been located
- Fertilizer with broad leaf herbicide has been ordered.
- A power meter in Silverwood was vandalized and PSE shut down power
- Playground repairs are being worked on
- Pierce County inspected drainage on North Rim and it passed

### Emerald Pointe-

- Guest parking area in townhomes will be striped - rain has delayed
- Gate data has been corrupted and the system is down
- Back gate stopped working correctly, could be circuit board or could be data corruption issue
- Emergency strobe at entrance stopped working and was replaced
- The brick work in the park is being systematically destroyed, bids are in process for repairs
- Pierce County inspected drains and they passed inspection, socks must be removed from Townhome area

### 20-Minute Open Forum and Homeowner Comment Period –

Homeowners present were Darrell Janson, Charlie Shelton

- Shelton - asked about ARC shed issues
- Janson - Emerald Pointe asked about concrete fencing, gates, and vegetation on common area

### Recess to Executive Session –

**Motion** to go into closed executive session at 5:18pm pursuant to RCW 64.38.05 (4) to discuss potential violations and homeowner indebtedness. Made by Sloan Clack, seconded by Roger Elmore, approved 4/0

Reconvene Regular Session

**Motion** to return to regular session at 5:29pm made by Sloan Clack, seconded by Roger Elmore, approved 4/0.

Payment Plan Account Number 31399

**Motion** to approve payment plan of \$150 per month with a final payment of \$170.19 beginning July 2020 and ending December 2020. No waiver of delinquency fees already assessed. Future late fees will be reversed if owners keep plan. If owners fail to keep plan, all late fees will remain, and account will be forwarded to attorney collections. Made by Roger Elmore, seconded by Monica Gildea. Approved 4/0.

CONSIDER FINE WAIVER ACCOUNT 27604

**Motion** to deny request to waive \$30 fine due to rules and updates being widely available. Made by Roger Elmore, seconded by Brenda Pearson. Approved 4/0.

Violation Account 27036 -

A notice is under review with the Association's attorney. Debra will touch base to get a timeline.

Next Meeting will be the Annual Meeting scheduled for July 8, 2020, 6:30 p.m. via Zoom Webinar.

Adjournment

**Motion** to adjourn at 5:38pm, Made by Sloan Clack, seconded by Roger Elmore, approved 4/0.

Approved:

---

Sloan Clack, President

---

Monica Gildea, Secretary

---

Date

---

Date