

Sunrise Master Association

BOARD of DIRECTORS – BOARD WORKING SESSION

MINUTES

Sunrise Master Association Clubhouse

February 18, 2009 – 6:00 PM

BOARD OF DIRECTORS: Sloan Clack, Lou Loran, Ed Moersch, Eric Corliss,
Steve Mortensen - Excused

Association Management: Nancy Easley, Angie Orr, Judy Nordstrom

Call to order and consideration of agenda- Sloan

6:00pm

The meeting was called to order

Nancy Easley will be leaving to work for another company

Steve Mortensen is absent and excused

20-Minute Open Forum and Homeowner Comment Period

6:02pm

Introduction of Homeowners in attendance

No questions or comments

President's Report- Sloan

6:06pm

Review and approval of January 21, 2009 Working Session Minutes

Eric motion to approve working session minutes

Ed Seconded the motion

Motion carried 4-0

Review and approval of January 21, 2009 Executive Session Minutes

Ed motioned to approve executive session minutes

Eric Seconded the motion

Motion carried 4-0

2009 Flooding

Sloan briefed on flooding and informed that the attorney for Village Oaks and Morningview Estates HOA has sent a letter regarding Eagle Ridge pond slide. There has been no contact or change at this time. SDC Counsel has been notified by Sloan.

Resignation of Sean Martin and appointment of Lou Loran Secretary/Treasurer

By consent Lou Loran is appointed secretary/treasurer

Weaver Commercial Enterprise/Parking Hearing recommendation

6:13pm

Hearing Committee presented Weaver recommendation.

Board discussion regarding the Weaver situation and recommendation. Review of the Weaver hearing by the board. Discussion about the trailers being in view and or in the way and if this was a violation of the CCR's. CCR's state there is to be no trailers in view. Sloan presented the Weaver photos.

Sloan motioned to accept the Hearing Committee recommendation and to modify "screen from view" to "substantially screened from view" as shown in the photos 6 ft height of fence is ok, but it must be behind the gate. July 15, 2009 is the date set for the accomplishment of this motion. In the meantime, the vehicles and trailers are to be parked on the side of the home

Eric seconded the motion

Motion carried 4-0

Financial Updates

6:38pm

January 2009 Financials- Nancy

Nancy presented the 2009 Financials

Review of the YTD information

Accounts receivable is slightly high but the same as December 2008

\$9062 was collected from Sunrise HOA Attorney

22 Foreclosures and rising dramatically

Sloan voiced a concern that we are paying out more in attorney fees than we are receiving.

Sloan requested for Ed to work with Angie to simplify the financial narrative. Ed accepts to work with Angie to help make the summary clearer.

Board discussed the end result of the 2008 budget. The budget was 22k below but Nancy informs that we are still working on obtaining late fees etc. There were also substantial hits to the 2008 budget due to unexpected expenses including 5k on tax return, 7k on median trees etc.

Update of 2009 & 2009 Collections and Late Fee Waivers- Angie

Nancy deferred to Angie for a review and recap of accounts in collections with attorney, with the examples of the graph explaining an overview of last year Every month we will receive a graph explaining all delinquencies at the attorney Breakdown of the 1/09 shows 4 accounts paid off

Personal Judgment & Foreclosure Account Update

4 out of 10 accounts resolved with attorney, still working with the remaining 6 to get them set up on a payment plan or continue with foreclosure.

The Private Investigator is looking into people that had their homes go into foreclosure and are now nowhere to be found. If the P.I locates them, then we can garnish wages, or send them to a collection agency

Unfinished Business

7:04

ARC Non-Compliant Homeowner Items

Review of the letter that Angie drafted, including the 4 scenarios
Nancy explained that you can record a document against the title of the home, and will remain attached to home, and with escrow
Sloan voiced a concern that owners may not want to sign the "non-compliant of ARC"

Ed states that "drawing a line" is similar to grandfathering in, and that we will better serve our community if we abide by the ARC rather than grandfathering in. The Board will send out a letter to homeowners for better clarity of this situation. Sloan motions that Angie does a final drive through of entire community to verify the list previously created and mail out letter. Letter must be returned by homeowner 30 days of the date the letter was sent.

Eric seconded the motion

Motion carried 4-0

Late Fee Waiver Procedure- Angie

Board discussion regarding clarification of the late fee waiver procedure. Angie informed the board that more home owners are signing up for auto pay. Board discussed the option to eliminate the letter required from home owners to the board unless it is an extreme situation. Board is informed by Angie that a note on the bottom of the home owner's record/ledger is written and kept in their file as documentation when granted a waiver. Board suggests that Angie/CDC be more aggressive when considering waiving the \$25 fee and suggests that when debating waiving the fee or not, this will go to the board liaison to make the final decision. The board Secretary/Treasurer will act as liaison and have the authority to wave/grant up to 50% of the home owners late fees.

Sloan motioned to update late fee waiver policy and to amend current late fee procedure - giving Angie the ability to waive 1 \$25 fee with no letter required from homeowner with auto pay sign up. The Board Secretary/Treasurer will serve as the liaison, and has authority to waive/grant up to 50% of the late fees at request of site administrator.

Ed seconded the motion

Motion carried 4-0

Benum Enterprises

Sloan has been advised not to file small claims, and received recommendation to let the lien ride.

Ed motioned to adopt policy not to go to small claims court and keep liens in place

Eric seconded the motion

Motion carried 4-0

Kasper AFH Lawsuit

Settlement summary letter has been sent to D Tall, waiting for Kasper reply

North Rim Pond Update

Pond is still not up. The boat, and everything is ready, we are waiting for the arrival of the lighting that needs to be installed. Pump is ready for install, waiting for lights to be delivered. UPS tracking said the lighting will be arriving tomorrow (2/19/09), and once the lights are installed, pond will be working.

Mailbox Replacement Bids

Waiting on one more bid that will be received 2/27/09
Review of prior approval of bid \$35k or less

2009 Clubhouse Fees Schedule

Ed suggested a potential increase in revenue by renting the clubhouse
Ed provided a new Rental Policy for 2009
Discussion on hourly vs. all day rate
Sloan motioned to amend the SMA rental policy, and the rental fees to be as followed:
\$60/a day for weekends and Holidays
\$10 an hr for weekdays with a 2 hr minimum
Ed seconded the motion
Motion carried 4-0

Cancel Service for One Office Phone Line

Angie explained that by eliminating one phone line, the budget would come out \$500 ahead, even though it would cost \$300 to cancel the contract.
Ed voiced concern that with 2 people working in the office for the summer time, that the phone line might be necessary.
Ed motioned to revisit this issue at the July 2009 Board Meeting
Sloan seconded the motion
Motion carried 4-0

Revisit 5B ARC Non-Compliant Homeowner Items

7:52pm

Management asked for a definition of "screened from view"
Review of 4-scenerio packet, overview and discussion on handout
Sloan mentioned that "shielded from view" isn't defined in ARC or CCR's, and noted that the ARC guidelines seem to be written properly. Sloan voiced a concern that the CCR's are stating "shielding from view" as written at 4.6 fourth sentence from the bottom of the CCR's
Nancy suggests clarification on CCR's 4.6 and guidance for Angie in this situation
Ed motion to table this discussion until April 2009 Board Meeting
Eric seconded the motion
Motion carried 4-0

New Business

Collection Agency Information- Nancy

Nancy explained Attorney vs. Collection Agency
With a collection agency, there are no upfront cost, you are basically giving up late fees, but catching up with no upfront cost. Last year there was close to 40k in upfront cost. Working with a collection agency will affect the homeowner's credit which in a lot of cases, gets the attention of people better. Collection agency's accept credit cards. Nancy recommends using a collection agency rather than an attorney.
Table this discussion until April 2009

2009 Annual Meeting- March 19, 2009 @ ERHS

Sloan informed board that the format and agenda will be the same as last year

Sloan and Angie are working on the agenda

Ed volunteered to help in any way

Lou will be heading the soda and food for meeting

Time of meeting will be 7:30pm

Next Board Meeting April 15, 2009 at 4pm

Adjourn Meeting

8:13pm

Approved.

Date: 4.15.09


Sloan Clack, SMA Board President


Lou Loran, SMA Board Secretary/Treasurer