



## **Board of Directors Meeting Minutes**

**February 18, 2021**

**ZOOM MEETING**

A regular meeting of the Sunrise Master Association Board of Directors was held February 18, 2021 by Zoom. Present were Sloan Clack, Monica Gildea, Roger Elmore, and Brenda Pearson. Also present was Debra Porter and Angel Smalling, of HOA Community Solutions.

The meeting was called to order at 6:04 p.m. by Sloan Clack with quorum achieved.

### **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.*

The following items are submitted for Board approval:

- Approval of November 10, 2020, Sunrise Special Board Meeting Minutes
- Approval of January 19, 2021 Sunrise Board Meeting Minutes
- Approval of Estoppel Agreement between Sunrise Master Association and Lennar Northwest, Inc, for the sale of The Crossings sub development, with Sloan Clack, President, signing on behalf of the Sunrise Master Association. Previously approved by unanimous consent of the Board of Directors by email on 1/27/21.
- Approve additional expenditures of up to \$780 for up to 12 more labor hours with RW Anderson at \$65 per hour. Previously approved by unanimous consent of the Board of Directors by email on 2/16/21

**Motion** to accept the Consent Agenda as written made by Monica Gildea and seconded by Roger Elmore. Approved 4/0

Financial Information for January 2021 presented by Debra Porter.

President's Report/Development Update presented by Sloan Clack, President.

- The Retreat – Richmond America has completed the development.
- The Woodlands – Lennar has completed the development.
- The Crossings – Lennar purchased 150 of 180 lots. An offer is expected soon for the final 30 lots and the expectation is to close within 60 days. ARC applications have been approved and the plat has been approved by the County, and model homes will be constructed soon.
- The Madronas – In contract with Richmond America and scheduled to close in March to April. Richmond America will be purchasing most of the 162 lots. The lots that they do not purchase will be offered up for sale.
- The Pines – Currently in negotiations for the sale of the parcel and it is expected to sell in early Summer. Development will take place after the sale.
- 180<sup>th</sup> street will be completed within a reasonable amount of time after the sale of the Pines and is expected to make its connection before year end. This is a long-awaited connection to
- Someone is stationed at the park to keep an eye over all the construction sites.

- Sunrise park is coming along well. It looks amazing and will be a great amenity for the community.
- The South Sunrise pond in area 29 is currently being dug. It will mobilize to areas 22 and 23 late in the year to prepare for the South Sunrise plat. An access road will run from the east side of the master plan from Day Break development (outside of Sunrise) to 122<sup>nd</sup>. This will be an emergency vehicle access road.

Management Report presented by Debra Porter.

#### New Business

- Easter Scavenger Hunt Event

**Motion** to approve expenditures of up to \$300 for Easter Egg Scavenger Hunt made by Brenda Pearson and seconded by Roger Elmore. Approved 4/0

#### Executive Session

**Motion** to move to Executive Session at 6:36 p.m. to discuss matters involving the possible violations of the governing documents and matters involving the possible liability of owners to the association made by Sloan Clack and seconded by Monica Gildea. Approved 4/0

**Motion** to return to Regular Session at 6:52 p.m. made by Sloan Clack and seconded by Monica Gildea. Approved 4/0

**Motion** made by Brenda Pearson and seconded by Monica Gildea to support the Compliance Committee recommendation to uphold the \$30 fine in homeowner account #27605 for unscreened trash cans. Approved 4/0

**Motion** made by Brenda Pearson and seconded by Roger Elmore to support the Compliance Committee recommendation to uphold the \$30 fine in homeowner account #33786 for portable basketball hoop. Approved 4/0

**Motion** made by Monica Gildea and seconded by Brenda Pearson to support the Compliance Committee recommendation to uphold the \$250 fine in homeowner account #32191 for unapproved architectural modification. Further, the fence does not comply with Association standards and must be corrected. Approved 4/0

**Motion** made by Monica Gildea and seconded by Brenda Pearson to support the Compliance Committee recommendation to deny homeowner account #27084 request to return to monthly assessments. Approve a payment plan of \$250.00 per month to get caught up and afterward will remain on annual assessments. If they make the payments as agreed, late fees and interest will be suspended/waived. Should they default on the agreement, any waived fees will be reinstated, a lien placed on the home, and the account may be forwarded to a collection's attorney. Approved 4/0

**Motion** made by Roger Elmore and seconded by Monica Gildea to support the Compliance Committee recommendation to approve a payment plan for homeowner account #27523 of \$183 per month down and \$139 per month so the account is paid off by June 2021. If payments

are made as agreed, late fees and interest will be suspended/waived. Should they default on the agreement, any waived fees will be reinstated, a lien placed on the home, and the account may be forwarded to a collection's attorney. Approved 4/0

**Motion** made by Monica Gildea and seconded by Brenda Pearson to support the Compliance Committee recommendation to approve payment plan for homeowner account #29655 of \$167.50 down and \$100.50 per month. If payments are made as agreed, late fees and interest will be suspended/waived. Should they default on the agreement, any waived fees will be reinstated, a lien placed on the home, and the account may be forwarded to a collection's attorney. Approved 4/0

**Motion** made by Brenda Pearson and seconded by Monica Gildea to appoint Sloan Clack to represent Sunrise Master Association in mediations with homeowner account #27036 and to approve the mediation fee of \$200.00. Approved 4/0

**Motion** made by Monica Gildea and seconded by Roger Elmore to approve CLG Recommendation to proceed with a foreclosure lawsuit against homeowner account #30388, with legal fees and costs up to \$2,961.50 for an uncontested lawsuit. Approved 4/0

**Motion** made by Sloan Clack and seconded by Monica Gildea to approve CLG recommendation to send a final demand letter to homeowner account #29686, with legal fees of \$125.00. Approved 4/0

**Motion** made by Sloan Clack and seconded by Brenda Pearson to approve CLG recommendation to send a final demand letter to homeowner account #27877, with legal fees of \$125.00. Approved 4/0

**Motion** made by Sloan Clack and seconded by Roger Elmore to approve CLG recommended payment plan for homeowner account #27633 of \$250 every other week by Friday, with ongoing late fees and interest suspended/waived from date of first payment. Waived amounts will be reinstated if the owner fails to pay as agreed during the payment plan or if the owner falls behind within one year of bringing the account current. Ongoing legal fees to process payments and monitor the account will be added to the owner's balance due and collected as part of the payment plan. Owner must agree to a Stipulated Judgement to secure these terms. Approved 4/0

The next meeting will be the Annual Meeting, March 16, 2021, 6:30 p.m., with an Operational Board Meeting held at 8:00 p.m. or immediately following the adjournment of the Annual Meeting.

Adjournment

**Motion** to adjourn at 7:04 p.m. made by Sloan Clack and seconded by Roger Elmore. Approved 4/0.