



Board of Directors Meeting

May 18, 2021

Minutes

A regular meeting of the Sunrise Master Association Board of Directors was held May 18, 2021, by Zoom. Present were Sloan Clack, Monica Gildea, J.K. Morgan, Brenda Pearson, and Jordan Schenk. Also, present was Debra Porter, Angel Smalling, and Ashley Wiley with HOA Community Solutions.

The Meeting was called to order at 6:01 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 in new business.

The following items are submitted for Board approval:

- a. Approval of April 20, 2021, Sunrise Board Meeting Minutes
- b. Emerald Pointe Gate Operators Replacement - The operators for the two gates at the main entrance to Emerald Pointe from Sunrise Boulevard and for the two gates serving the townhomes located on the West side of the main entrance are failing. Approve proposal from Great Gates for \$21,268.58 to replace both sets of operators to be charged to the Emerald Pointe Fund. Previously approved by email by the Board of Directors on April 29, 2021.

Motion to approve the consent agenda was made by Brenda Pearson, seconded by Monica Gildea. *Approved 5/0*

The April 2021 Financial Review was given by Debra Porter.

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

- The Crossings – The majority of the units are sold, with 22 lots remaining.
- The Madronas – Majority of units were purchased by Richmond American Homes
- The Pines – Sold as a preliminary plat.
- Liberty Ridge – Plat is in process.
- Sunrise Park – Landscape installation is nearly complete, playground equipment has been installed, splash pad is well underway. Looking forward to completion soon. This will be a great amenity for the community, but will bring some new challenges.
- Emerald 80 – Construction is well underway.
- Emerald Point "East" Townhomes – Construction is nearing completion.
- Emerald Point "West" Townhomes – Buildings are going up.
- Daybreak- Lennar has begun the work to install the sewer connection.

The Management Report was given by Debra Porter.

Community Relations

- Food Trucks onsite were: Ruca, Fat Zacks, Pecos Pit, The Hot Corner, Stacks Burgers

- Food Trucks on the schedule for May are Fat Zachs, Pecos Pit, The Hot Corner, FlavorWorks, Starvin' Marvin Hot Dogs, Uncle Mikes Filipino
 - Researching new trucks to come to the Association.
- Scheduled Events Committee meeting for May 19th at 6pm
- The Community Wide Garage Sale is May 14th – 16th signs will go out on the evening of the 13th
- Pave will pick up donations set out to the curb on May 16.
- Uptekk recycling will be onsite May 22nd from 10-2pm
ARC/CCR Related
- Preliminary ARC applications received from the potential purchaser of The Pines.
- 52 ARC Applications were uploaded for committee review in April.
- 104 notices of noncompliance were sent in April.

Grounds/Vendors

- Parks
 - Silverwood playset repairs were made.
 - Working on obtaining bids for security at the new park. One proposal has been received.
 - An inventory of park equipment in all parks in Sunrise has been conducted.
 - Working on a proposal to maintain the spray park.
- Received proposals from mailbox vendors for replacement of the North Rim, Rim, Eagle Ridge, and Cambria Mailboxes.
- The Crossings mailboxes need to be mapped. Waiting on the post office to respond.
- Waiting on additional bids to repair sidewalks in Cambria.
- Dangerous trees in four locations were removed.
- Landscaping
 - Spring flowers were installed.
 - Obtained proposals to add The Crossings, The Sunrise Regional Park, and The Madronas to the landscape contract.
 - Booster pump install at the office is planned for end of May due to issues with delays in the electrical contractor's schedule.
 - Small booster pump that serves The Retreat has cracked and a proposal to replace for ~\$1,000 was obtained.

Emerald Pointe

- Received a bid to repair masonry in Emerald Pointe and waiting on an additional bid.
- Great Gates is going out of business. Obtaining proposals from other maintenance companies.
- Emerald Pointe's play set has several damaged components. Requested proposal from RW Anderson and locating vendor to replace parts.
- Emerald Pointe street striping proposal received.

New Business

Motion to appoint Sloan Clack, Brenda Pearson, Joan Keltgen-Lo, Christian Vargas, Britny Whitney, and Ken Goll to the Parks and Recreation Committee made by J.K. Morgan and seconded by Monica. *Approved 5/0*



Motion to approve The Mailbox Guy's proposal to replace 6 CBUs in Cambria for \$10,550.40, payable from Reserves made by J.K. Morgan and seconded by Brenda Pearson. *Approved 5/0*

Motion to approve The Mailbox Guy's proposal to replace 5 CBUs in Eagle Ridge for \$8,792.00, payable from Reserves made by Brenda Pearson seconded by J.K. Morgan. *Approved 5/0*

Executive Session

Motion to move to Executive Session per RCW 64.38.05(4) at 6:32 p.m. to discuss matters involving possible violations of governing documents and matters involving the possible liability of owners to the association. Made by Sloan Clack, seconded by Brenda Pearson. *Approved 5/0*

Reconvene Regular Session

Motion to reconvene regular session at 7:01 p.m. Made by Sloan Clack, seconded by Brenda Pearson. *Approved 5/0*

Motion to waive \$250 fine in owner account 29441 for unapproved ARC on new build made by Sloan Clack and seconded by Brenda Pearson. *Approved 5/0*

Motion to waive \$250 fine in owner account 26872 if the homeowners submit an ARC application for landscaping and have the yard restored in accordance with approved ARC plans by July 31, 2021, made by Sloan Clack and seconded by Brenda Pearson. *Approved 5/0*

Motion to deny variance to allow owner account 26334 to park RV on lot made by Sloan Clack and seconded by Brenda Pearson. *Approved 5/0*

Motion to waive the \$30 fine on owner account 26165 if homeowner signs up for electronic notification so that any future notices are received in a timely manner made by Sloan Clack, seconded by Brenda Pearson. *Approved 5/0*

A discussion to proceed with a foreclosure suit against two properties was put on hold , pending further research.

Next Board meeting will be July 20, 2021, at 6:00 p.m.

The meeting was adjourned at 7:07 p.m.

Sloan Clack, President

Date

Brenda Pearson, Secretary

Date

