



## **Board of Directors Meeting**

**August 17, 2021**

### **Minutes**

A regular meeting of the Sunrise Master Association Board of Directors was held August 17, 2021, by Zoom. Present were directors Monica Gildea, JK Morgan, Brenda Pearson, Jordan Schenk. Sloan Clack was absent. Monica Gildea called the meeting to order at 4:03 p.m. 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:

- July 20, 2021, Sunrise Board Meeting Minutes.
- Progress payment of \$55,279.97 on June 25, 2021, payable from the Operating Fund to Americrete Fencing for the first installment for the fence replacement at Cambria along Sunrise Boulevard. Approved at the October 20, 2020, Board of Directors Meeting.
- Progress payment of \$53,165.71 on July 12, 2021, payable from the Operating Fund to Americrete Fencing for the second installment for the fence replacement at Cambria along Sunrise Boulevard. Approved at the October 20, 2020, Board of Directors Meeting.
- Progress payment of \$26,943.25 on July 29, 2021, payable from the Reserves Fund to Americrete Fencing for the first installment for the fence replacement at Savannah Ridge from 168<sup>th</sup> to the green belt along Sunrise Boulevard. Approved at the October 20, 2020, Board of Directors Meeting.
- Progress payment of \$44,632.94 on August 2, 2021, payable from the Operating Fund to Americrete Fencing for the third installment for the fence replacement at Cambria along Sunrise Boulevard. Approved at the October 20, 2020, Board of Directors Meeting. \$13,521.38 was held for staining because stain is currently unavailable due to supply chain issues.
- Progress payment of \$26,676.49 on August 10, 2021, payable from the Reserves Fund to Americrete Fencing for the second installment for the fence replacement at Savannah Ridge from 168<sup>th</sup> to the green belt along Sunrise Boulevard. Approved at the October 20, 2020, Board of Directors Meeting.

**Motion** to accept the consent agenda made by JK Morgan, seconded by Brenda Pearson. Approved 4/0

Financial information for July 2021 presented by Debra Porter.

The Management Report was given by Debra Porter.

#### Administrative

- Notice of insurance increase of 25% for 2022
- Late fees begin again in August

#### ARC/CCR Related

- 36 applications were uploaded to the ARC

- 111 Non-compliance notices sent

#### Park

- Splash Pad training and commissioning end of this month
- Need to provide CO2 for water chemistry (500 lb recommended)
- Signs in process
- Security system in progress
- Restrooms complete by end of this month

#### Community Relations / Events Committee

- Food Trucks –Flavorworks, The Hot Corner, and Fat Zachs Pizza, Pecos Pit, Stacks
- Soft opening of park in September
- Harvest Festival – October

#### Grounds/Vendors

- Irrigation issues continue
- Americrete Fence - installation in progress from 168, north to green belt
- The Ridge frontage will be finished up by next week
- Eagle Ridge detention pond to be cleared
- Mailboxes installed at Eagle Ridge, The North Rim, and The Rim
- North Rim Dispersion Trench repair – vendor to be presenting a bid

#### Emerald Pointe

- Playground – slide replaced, rough boards sanded, steering wheel anchored
- All sensor loops at East townhomes are shorted – likely caused by construction
- Sewer jetting proposal obtained and additional being sought
- Hillside cleared near fences at the top and at the bottom

#### New Business

**Motion** to approve Leo Transformation proposal to paint the Sunrise Office & Clubhouse for \$1,045 plus tax to be paid from the Reserves Fund was made by Brenda Pearson, seconded by Monica Gildea. Approved 4/0

**Motion** to appoint Britny Whitney to the Events Committee made by Monica Gildea, seconded by Brenda Pearson. Approved 4/0

**Motion** to accept the Drain Pro proposal to do the Emerald Pointe phase 2 sewer jetting and inspections for \$7309.12 plus tax to be paid from the Emerald Pointe Fund made by Brenda Pearson, seconded by JK Morgan. Approved 4/0

#### Homeowner Open Forum

- Edward Montgomery homeowner in the North Rim relayed to the Board that the pond was getting low in the North Rim and asked when they would be getting the monument put in. Also wanted to make the Association know that the sprinkler heads around the pond are about 4-6 inches below the ground so the heads may get stuck.
- Antoinette Wynne homeowner in Deer Ridge is concerned about the driver training cars driving through Deer Ridge.

Executive Session

**Motion** to move to Executive Session at 4:43 p.m. made by Monica Gildea, seconded by Brenda Pearson. Approved 4/0

**Motion** to reconvene regular session at 5:07 p.m. made by Brenda Pearson, seconded by Monica Gildea. Approved 4/0

**Motion** to table a vote on Compliance Committee recommendation regarding homeowner account 26816 fence variance until next meeting made by JK Morgan, seconded by Brenda Pearson. Approved 4/0

**Motion** to uphold Compliance Committee recommendation that the fine stands for homeowner account 26972 made by Brenda Pearson, seconded by Monica Gildea. Approved 4/0

Meeting was adjourned by Monica Gildea at 5:09 p.m.

Next board Meeting September 21, 2021, 6:00 p.m., by Zoom.

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Sloan Clack, President

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Date

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Monica Gildea, Secretary

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Date