



Board of Directors Meeting

December 15, 2021

Meeting Minutes

A regular meeting of the Sunrise Master Association Board of Directors was held, December 15, 2021, by Zoom. Present were directors, Sloan Clack, Monica Gildea, JK Morgan, Brenda Pearson, and Jordan Schenk.

Also present were, Debra Porter, Angel Smalling, and Ashley Willey, HOA Community Solutions.

The meeting was called to order at 4:00 p.m. by President Sloan Clack, with quorum achieved.

Motion to approve the November 16, 2021, meeting minutes was made by J.K. Morgan, seconded by Monica Gildea. Approved 5/0

Financial information for November 2021 given by Debra Porter.

President's Report/Development Update was given by Sloan Clack

- Crossings – All lots are sold to builders except two and these are currently under contract.
- Madronas – KB Homes have purchased the remaining 21 lots.
- Pines – Final plat approved. The entire plat is owned by Century Communities and home construction should begin soon.
- Liberty Ridge – Hearing was held and the decision from Pierce County is expected soon.
- Sunrise East – Plat east of Liberty Ridge and outside of the Sunrise Master Plan. There is a possibility it might be added to the Master Plan.
- Sunrise Park – Construction is complete. There are a few minor issues to tie up and have a grand opening in the Spring.
- Area 33c – Behind the new park will be 120 apartment units.
- Area 27 - Across from the park will be 400 apartment units.
- Area 26A – Across from the Pines will be 64 apartment units.

Management report given by Debra Porter

Administrative

- 2022 Assessment billing was mailed 1/18 and emailed 1/22.
- Trimlight survey was sent out.
- 49 new owners purchased in Sunrise

Community Events

- Food trucks are on winter schedule. Many will return in the Spring.
- The Events Committee proposed a scavenger hunt for the Holidays where people can get out and look at the lights and decorations throughout the community.

Grounds/Vendors

- North Rim Dispersion Trench repair was scheduled to begin late November but has been delayed.
- A vandalized mailbox in the Madronas was replaced.
- Irrigation meters were turned off and locked so that the base rate can be waived for the winter.
- Pines mailboxes were installed and keys and maps passed on to the builder.
- Reports of mailbox tampering in Sierra Sun.
- Repairs were made to the fence and pergola in the Arbors.
- Eagle Ridge Detention pond gate is in poor condition and bids are being sought to replace it.

- Concrete fence install was completed at Tanglewood and South Point.
- A vehicle crashed through the concrete fence on 130th.
- Eagle Ridge storm drains need cleaning. Bids are being sought.
- Reports of dangerous trees have been high.
- Pyracantha at the trailhead in The Meadows was removed.
- Cameras were put into action at the Sunrise Park
- Contacting pool maintenance companies for the splash pad.

Emerald Pointe

- Working with Amazon on the claim for the gate damage.
- The back gate was pushed open.
- The bolt connecting the operator arm to the gate was removed from the East Townhome gate and a car struck the gate because it had swung the wrong direction into the exit lane and the driver did not see it when he came around the corner.
- Antennas at the front gate were replaced because they were corroded.
- The front gate closed on a vehicle when the driver followed another vehicle through the gate. The gate was functioning properly.
- Curb painting was delayed due to weather.
- Picnic shelter gutters were repaired.
- Cascade Recycling is taking responsibility for replacing three mailboxes damaged by one of their drivers.

The Meadows Fencing Bordering the Tract C Trail

Motion that the fencing bordering the trail on Tract C in the Meadows is not designated as community fencing because it borders open space made by Jordan Shenk, seconded by Sloan Clack. Approved 5/0

Monica Gildea left the meeting at 4:35 p.m.

Hardship Payment Plans

Motion that the Community Association Manager approve hardship accommodation payment plans as follows made by Sloan Clack, seconded by J.K. Morgan. Approved 4/0

Payment plan requirements:

- Owner must submit evidence of hardship.
- At least \$235 down, with monthly payments sufficient to pay the account in full no later than May 31, 2022.
- Payments are due by the 25th day of each month.
- Ongoing administrative fees of \$12 per month to cover monitoring of the payment plan will be added to what is owed and collected as part of the payment plan.
- Any fines added for violations of the governing documents will be added to what is owned and collected as part of the payment plan.
- Late fees and interest will be suspended/ waived if payment plan terms are kept.
- Owner will be considered in default of a payment is missed.
- Any suspended/waived late fees will be reinstated if the owner defaults on the payment plan.
- Onetime offer. Owners are encouraged to prepay assessments.
- Owner must sign a payment plan agreement.

2022 Meeting Schedule

Motion to approve 2022 meeting schedule made by Sloan Clack, seconded by J.K. Morgan. Approved 4/0

2020 Audit

Motion to approve the 2020 audit made by J.K. Morgan, seconded by Brenda Pearson. Approved 4/0

Savannah Ridge Tree Trimming

Motion to approve Total Grounds Management proposals made by Brenda Pearson, seconded by Sloan Clack. Approved 4/0

Motion to approve Savannah Ridge specific assessment as listed made by Brenda Pearson, seconded by J.K. Morgan. Approved 4/0

Trimlight Survey

The Board would like the ARC rewrite committee to review the Trimlight Survey for a possible update to the guidelines that would allow such a product.

Executive Session

Motion to move to closed session pursuant to RCW 64.38.05 (4) matters involving possible violations of the governing documents of the association made by Sloan Clack, seconded by Brenda Pearson. Approved 4/0

Motion to reconvene in open session made by Sloan Clack, seconded by J.K. Morgan. Approved 4/0

Motion to support the Compliance Committee recommendation to waive the fine in homeowner account 30755 made by J.K. Morgan, seconded by Sloan Clack. Approved 4/0

Motion that homeowner account 26585 is not responsible for damage to the concrete fencing made by Brenda Pearson, seconded by J.K. Morgan. Approved 4/0

January Board Meeting will be January 18, 2021, at 4:00 p.m.

Adjournment – President Sloan Clack adjourned the meeting at 5:00 p.m.

Sloan Clack, President

Date

Monica Gildea, Secretary

Date