

Sunrise Master Association

BOARD of DIRECTORS – WORKING SESSION MEETING

Minutes

Sunrise Master Association Clubhouse

August 19, 2009 4:00pm

Board of Directors: Sloan Clack, Eric Corliss, Lou Loran, Ed Moersch, Tony Sims
CDC Management: Judy Nordstrom, Angie Orr

Call to order- 4:40pm - Consideration of Agenda - Sloan Clack

Review and approval of the July 15, 2009 minutes
Sloan motions to approve minutes as amended by Ed
Tony seconds
Motion passes 5-0

Responses to Public Comments at July 15th, 2009 Board Meeting:

- Troy asked what process there is in putting people on the Budget Committee. The Board explained that there is no set process. Tony comments that the Budget Committee seems to be strong and talented.
- No Trespassing signs for SDC property will be ready next week and they will be put up shortly after that.
- The Board has passed the information regarding repositioning the rocks behind the pond down by Deer Ridge to the Declarant.
- Hydro seeding was looked into for the Deer Ridge area, but bid was \$11k which is extremely high. The Board is not exercising the \$11k bid proposal at this time.
- R&S Landscaping is working on connecting the meter to sprinklers at Deer Ridge.
- Board discussed R&S' responsibility of the green grass and sprinkler systems. Board also discussed what the HOA responsibility is and what the developer's portion is. Board would like to see more consistency from R&S.
- In reference to Troy's question regarding the dead trees, Robert counted the dead trees and there are 30 dead @ approximately \$150 a tree. The Board will consider the cost of replacement and evaluate if this can be done out of the 2009 budget.
- In reference to Troy's question regarding the status of major contracts, the management contract with CDC is through 2010, regarding the landscaping contract, discussion was had regarding re-bidding landscaping contract.

Signatures from the Board are given for the Consent & Lieu for the installation of a new irrigation pump at the Community Center.

June & July 2009 Financial

- Angie reviews the June and July 2009 Financials; Board reviews handout in new financial format that Angie and Ed have been working on.
- SMA is over budget on income, under budget on expenses.
- Under budget on Administrative costs due to fewer attorney fees due to now using a collection agency.
- 2 other irrigation pumps need repair and/or replacement. The Board needs to review and consider the option to use reserve funds, operating funds, or not repair them.
- Sale of McClellan home in July, Bill Riley Communities purchased 2 lots in Southwood.
- Board discusses comprehensive plans that Board/ARC needs to receive from all new builders for new construction homes.
- Angie is to verify how many liens Benum actually still has and notify the Board of this.

- Board approves Financials as presented with no changes.

Update of Late Fee Waivers

- Board reviews handout of late fee waivers.

Update of Attorney/Collection Agency

- Board reviews handouts of accounts in collection.
- Ed would like to know from CDC how many dollars of assessments are coming in. Angie will provide him with the "actuals" report from CDC accounting for the end of August.

2010 Budget Advisory Committee (BAC) Update - Ed

- BAC met on 8/10/09, this was an organizational meeting only.
- BAC will present the committees recommended budget on October 14, 2009.
- Board will review and finalize on November 4th, 2009.
- BAC reviewed line by line of preliminary budget but made no numerical changes to the preliminary budget.
- Board reviewed handout with questions that BAC had for Board.

Reserve Study Update

- The Reserve Study that begins 01/01/10 has been done, and is now complete. Budget Committee also has a copy. There are all new photos, some items have been deleted, some new items have been added.

National Night Out Recap - Angie

- Great turnout, everything ran extremely smooth this year.
- 550 hot dogs, 600 cans of soda, 90 bags of ice were used.
- Helicopter was amazing and a huge success.
- This event will be under budget.
- Thank-You's are going out to Homeowners and Volunteers
- Special Thanks sent to Target.

Parameters for Collection Accounts - All

- Angie is following the guidelines that the Board has previously set.
- Angie questions the timeline on sending accounts to SABA.
- Board discusses, Angie recommends leaving the threshold at \$500, which the Board agrees to.

Next Board Meeting is scheduled for October 14th, 2009 at 6:00pm – Open for Homeowner Discussion.

Ed motions to adjourn meeting - 6:12pm

Tony seconds

5-0 motion carried

Approved.

Date: 10.14.09



Sloan Clack, SMA Board President



Lou Loran, SMA Board Secretary/Treasurer