

Sunrise Master Association

BOARD of DIRECTORS – BOARD MEETING

Minutes

Sunrise Master Association Clubhouse

October 14, 2009 – 6:00 PM

Board of Directors: Sloan Clack, Eric Corliss, Lou Robinson, Ed Moersch, Tony Sims

Association Management: Judy Nordstrom, Angie Orr

Homeowners: Jennifer Fox, Pam Winslow, Karla Wyngarden, Chris & Dan Harrington, Roy McNairy, Bud Montgomery, Kim Newton, Tricia Gillespie, Chris Kertson, Steve Fehrenbacher

1. Call to Order and Consideration of Agenda - Sloan 6:02pm

2. Open Forum and Homeowner Comment Period:

Jennifer Fox

Q) (1) What is the status of the church property?

Q) (2) What is the status of the 184th Development Road/Loop, and has a permit been issued for this?

A1) Church hearing was held, several homeowners attended. The Hearing Examiners report is online. 87/88 homes are responsible for their own surface water sites. The next step would be the builder submitting and receiving permit. Public streets, not private streets, were approved for the permitting process.

A2) There is not currently a deadline for when the loop road will be completed. HOA asked if we could block it off at the end of the school zone. The County approved and assisted in blocking it off.

Ed comments to the Homeowner that there were 3 issues with the church property: the lot size, which has not been adjusted; the issue of rolled vs. vertical curbs, the curbs will be vertical; and the issue of public vs. private roads, there will be public roads with no gate.

Pam Winslow

Q) Question regarding common area where she resides at 163rd St Ct E. There is a path that goes along side of her property. Trees there are getting large and with the weather and wind she is concerned that the trees or branches will begin to fall onto her home or near her home. She is asking for recommendations as to what can be done about them.

A) Management will coordinate with Rain & Shady Landscapes and Pam to evaluate the size and health of the tree. Angie will contact Pam directly to set that up.

Karla Wyngarden

In attendance for Eagle Ridge Homeowner representation.

Chris & Dan Harrington

Q) Eagle Ridge was told that they need 100% Homeowner Representation to present anything to the Board regarding the Eagle Ridge common areas. Is this true, and are they allowed to go door to door?

A) Homeowners are always welcome to speak directly to the board. In order for Eagle Ridge to effectuate a change in ownership, they will need 100% participation as the common areas are owned as tenants in common.

Bud Montgomery

Comments that the landscapers are doing a fantastic job and the landscaping looks beautiful.

Kim Newton and Tricia Gillespie

In attendance for Eagle Ridge Homeowner representation.

Chris Kertson

The HOA is doing a great job, and the work is appreciated.

3. C) Eagle Ridge Homeowners Meeting

Meeting for Eagle Ridge homeowners issues and concerns about their common areas was held. Eagle Ridge common areas are not HOA common areas; they are owned 1/75th by all Eagle Ridge Homeowners. In that, the Eagle Ridge common areas are to be maintained by Eagle Ridge Homeowners.

HOA can help facilitate the management of the Eagle Ridge common areas (contacts, concerns, etc.).

Eagle Ridge Homeowners have asked the Board to consider agreeing to purchase, for a nominal fee, the common areas currently owned by Eagle Ridge Homeowners, making them HOA common areas to be maintained and owned by the HOA.

In order to do that, the following needs to be done:

- All 75 Homeowners need to agree and all legal avenues and documents need to be in place.
- HOA needs to agree that they want to do this.

HOA elected to maintain certain Eagle Ridge common areas along Sunrise Blvd.

Eagle Ridge Homeowners state their frustration regarding that for many years it was maintained and then it suddenly stopped and now it is the Eagle Ridge Homeowner responsibility, and it seems to have only fallen on or affected 3 homeowners that have chosen to deal with this, rather than all 75 homeowners.

Chris Kertson raises 2 questions/comments:

- 1) Is the HOA/Declarant willing to purchase the land for \$1 and take over and maintain the pond;
- 2) If Eagle Ridge is responsible for the pond and their common areas, then if someone comes in and says it is not being maintained properly, what are their guidelines?

The HOA can provide direction and guidelines as it pertains to the HOA and the CCR regulations, however maintenance of the pond is the responsibility of the Eagle Ridge Homeowners. The HOA is available to help organize this.

In order to effectuate a change, all 75 Eagle Ridge Homeowners would need to be united in their presentation, through a petition or other documentation. Not all Eagle Ridge Homeowners need to be present but 100% need to agree.

IF the HOA were to agree to purchase the Eagle Ridge common areas, there would be many legal issues and many legalities that would go along with this. Questions such as, can the plat be sold? Can the HOA purchase new property? How do the CC&Rs affect this idea? These questions and answers would need to be addressed.

A) Review and Approval of August 19, 2009 Working Session Minutes

Tony motions to approve the minutes as is.
Eric seconds the motion.
Motion passes 5-0

B) Board is notified of Lou Loran's name change to Lou Robinson.

D) Savannah Ridge Homeowners Meeting

Savannah Ridge Homeowners requested authorization of a maintenance plan for Tract A in South Rim, Division 4 that affects 9 homeowners.

Steve Fehrenbacher has talked to the County for maintenance in place for trees and hill regarding natural protective growth. A Geo Tech report that was requested has been completed.

Tony suggested forming a committee to study and work through the county issues with Steve's guidance. A Board Liaison to update the Board on the progress of this option.

Sloan motions to assign Tony as the Board Liaison for Savannah Ridge issues and to accompany Steve to the County when needed.

Ed seconds the motion.

Motion passes 5-0

E) William West Property Update

This is the home located in Cambria that SMA owns.

A signed lease is in place.

They have until October 15, 2009 to pay their monthly lease fee of \$1,250.

If they haven't paid at that point, the Board will decide if they should continue letting them live there or evict them with an eviction company/landlord tenant company.

4. A) Budget Advisory Committee

Budget Advisory Committee consisted of 6 homeowners with Ed Moersch as the Board Liaison. Ed explains line by line items of Budget referring mainly to 2009 Annual Budget and Proposed 2010 Budget.

2010 forecast of units of homeowners remains the same;

HOA dues will remain the same at \$39 in 2010;

Reserve fund will maintain same monthly amount;

Budget Committee recommends 100% increase in budgeted late fees for 2010, which would bring it up to \$20,000;

the Declarant contribution remains unchanged;

Final CPI's come out at the end of October and should be a negative number;

Landscaping budget will go up slightly. Ed encourages the Board to study and review the budget.

Board reviews 2010 Budget recommendation handout line by line.

Board recognizes Ed's great job on the Budget.

B) August 2009 Financials - Angie

Income over budget primarily due to late fees; expenses are under budget.

August 2009 financials reviewed; Utilities are under budget; September will be over budget on utilities due to paying them every other month.

The Board approves the Financials as presented.

C) Update of Late Fee Waivers - Angie

Angie reviews late fee waiver hand out.

Very minimal waivers for August, no one has been sent to the attorney, 8 accounts to the collection agency.

D) Update of Attorney/Collections - Angie

Angie reviews spreadsheet showing the attorney and collection agency accounts up to date.

Angie will be bringing a delinquency to date report to next meeting.

Review of the spreadsheet of accounts that Gina has been working on. People have been receptive to phone calls and email attachments that Gina has been sending out.

5. A) Deer Ridge Fence Repairs

Angie has received 3 bids for repairing the fence along 122nd near Deer Ridge. The next step is for Angie to do a walk with each fence company. Sloan recommends doing these repairs out of the 2009 budget and to take it out of the maintenance reserves account. Angie will come back to the Board with the final bids.

6. A) United States Flag at the Clubhouse

Request from Jack Taylor for a flag pole at the community center.

Judy comments that there aren't a lot of flagpoles in many of the communities CDC manages.

Judy will research why this is and open it back up to the board for future discussion.

Tony adds that maintenance on flagpoles is high...lighting, flag, vandalism, etc. In ground lighting is generally used which can be expensive.

More research is necessary for this request. Judy will do a call out to other communities to try to determine what an approximate maintenance cost would be.
Tabled to December.

B) Replacement Tree Bids

Regarding the missing/damaged trees along the Blvd & 122nd. Robert of Rain & Shady Landscapes went through the community and has suggested that 16 trees be replaced for a proposed bid of \$3,040.00, plus sales tax.

Sloan motions to accept the bid and ask Rain & Shady Landscapes to replace the 16 trees, and take the money from line 7010 on the 2009 Budget.

Tony seconds the motion.

Motion Passes 5-0

C) Additional Irrigation Booster Pump Repairs

The main booster pump is fixed, tested and approved.

Water will be shut off and winterized soon.

Sloan would like to table additional booster pump repairs for future discussion.

D) Landscaping Bids for 2010-2011

4 of 6 Landscaping Vendors have toured the property and the others are scheduled.

Common area responsibilities are the main concern as identified in plats, also maintaining ponds and pond pumps (light maintenance, etc).

There is no water to the 7 medians – a water truck is the most efficient way to water them.

Bids should be complete by October 26, 2009.

Angie will do a comparison sheet for presentation to the Board.

E) New Business - Angie requests pet station

Angie requests on behalf of homeowners a new pet station for approximately \$300 plus shipping & sales tax. Rain & Shady is down to their final labor hours, but we can have 1 hour for the installation of the pet station.

The pet station will be installed between Tanglewood and South Point.

Ed motions to authorize to purchase and install the pet station on the North side of Sunrise Blvd for approximately \$300 plus 1 hour labor from Rain & Shady at Angie and Rain & Shady's discretion on the location, and to be paid from Budget line item 7750.

Sloan seconds the motion.

Motion passes 5-0

F) Crime Task Force

The CTF has asked for signage for the Blvd.

Angie will put together a proposal so we can use CTF line item 2009 budget funds for this request.

7. Notice of Two (2) Board Meetings in November:

Angie will email Board Members for date requests to change the November 4th, 2009 Board Budget Approval meeting to a different date, as two members are unable to attend on the 4th.

8. Adjournment

Sloan motions to adjourn the meeting at 8:36pm.

Eric seconds the motion.

Motion passes 5-0

Approved.

Date: 11.12.09


Sloan Clack, SMA Board President


Lou Robinson, SMA Board Secretary/Treasurer