

SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD of DIRECTORS WORKING SESSION
January 20, 2010

BOARD OF DIRECTORS: Eric Corliss, Tony Sims

Association Management: Judy Nordstrom, Angie Orr

Also Present: Sloan Clack and Gloria Bauch

1) Call to Order

The meeting was called to order by Eric Corliss at 3:56 p.m.

2) Review and Approval of November 18, 2009 Board Meeting Minutes

Motion: On a Tony Sims/Eric Corliss M/S/C the minutes were approved as presented

3) Minutes of the December 16, 2009 Budget Presentation Meeting Minutes

Motion: On a Tony Sims/Eric Corliss M/S/C the minutes were approved as presented

4) President's Report

- a) Appointment of Sloan Clack, Board President, effective 01/12/2010 by written consent in lieu
- b) Resignation of Tenley Melton, Board Secretary/Treasurer, and effective 01/11/2010 was accepted by Eric Corliss
- c) Appointment of Gloria Bauch, Board Secretary/Treasurer, effective 01/12/2010 by written consent in lieu
- d) Eight applications for Class A Director at Large were received, reviewed and discussed

Motion: On a Tony Sims/Sloan Clack M/S/C the board appointed Steve Fehrenbacher as Class A Director at large.

5) Financial Information and Community Updates

- a) November & December 2009 Financials

Motion: On a Eric Corliss/Tony Sims M/S/C the November and December Financials were approved as presented

b) Update of Collection Accounts: Angie Orr reviewed status of homeowner dues and the current procedures for collections. Tony Sims requested that future reports separate foreclosure accounts from accounts in collection with SABA in order to evaluate percentage collected.

c) Community updates: The Community Center outdoor lighting is in need of repairs. Angie Orr presented options for repairing current light fixtures. Tony Sims suggested looking into more efficient lighting options. Sloan Clack requested that Angie obtain two bids for updated and standard lighting fixtures.

6) Old Business

a) William West (SMA owned Property)

Motion: On a Sloan Clack/Eric Corliss M/S/C the board authorized the following actions:

- Notify the Attorney to quit work
- Send letter to West requesting rent with a deadline for payment
- If no payment is received by deadline send a follow up letter as notification that the account will be sent to collections and eviction proceedings may begin.

b) 2010 Board of Directors Meeting Schedule - attached

Motion: On a Eric Corliss/Tony Sims M/S/C the schedule was approved as presented.

c) Community Center Flag Request

Motion: On a Tony Sims/Eric Corliss M/S/C the board denied the request at this time due to the temporary nature of the Community Center. The Board agreed to reconsider the request once a permanent location is established.

d) Half-time Office Staff Position: CDC has requested the board to consider the position of part time/partial year employee be extended to a part time/full year position. Sloan Clack requested that a summary of both the full time (Angie Orr) employee duties and part time (Gina) employee duties be submitted to the board for analysis. The topic will be up for review in June 2010.

Motion: On a Sloan Clack/Tony Sims M/S/C the board agreed to extend the position an additional three months giving a nine month period (February 2010 – October 2010) to determine the need for a full year position.

7) New Business

a) 2010 Annual Meeting: Meeting is set for March 16, 2010 at 7:30 p.m. at Emerald Ridge High School (doors open at 7:00 p.m.) Board agreed to invite a third party Moderator.

b) Website Committee – The Board requested Angie create a list of people interested in serving on a committee.

Motion: On a Tony Sims/Eric Corliss M/S/C the board voted to form a website committee to manage the web presence and paper communication, with Sloan serving as liaison between the committee and the Board.

c) Board Policy regarding e-Blasts – Board discussed e-Blast options, and requested other community e-Blast policy information from Judy. Sloan will work with CDC Management to develop options to be brought back to the Board.

8) Next Board Meeting

February 17, 2010 at 6:00 p.m.

9) Adjournment

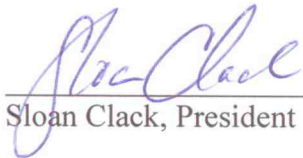
Motion: On a Sloan Clack/Eric Corliss M/S/C the meeting was adjourned 6:15 p.m.



Gloria Bauch, Secretary



Date



Sloan Clack, President