

SUNRISE MASTER ASSOCIATION  
MINUTES OF THE BOARD of DIRECTORS MEETING  
February 16, 2011

**BOARD OF DIRECTORS:** Sloan Clack, Gloria Bauch, Tony Sims, Eric Corliss, Tom Boyle

**Association Management:** Angie Orr – Sunrise Site Administrator  
Judy Nordstrom – CDC South Sound Regional Manager

1. **Call to Order**

President Sloan Clack opened the meeting at 6:02 p.m.

2. **20-Minute Forum and Homeowner Comment Period**

Question from Udo Mehlberg: What are the ARC's rules and regulations regarding Satellite Dish installation?

Answer: Satellite installations are bound by FCC reception restrictions. The SMA has had homeowners show a letter from the installers if placement is required outside of the ARC Guidelines.

Question from Udo Mehlberg: Is there a way to encourage homeowners to maintain their homes and roofs?

Answer: The SMA notifies homeowners of necessary maintenance first with a courtesy letter. The next step would be a violation letter and possible fines if maintenance and repairs are not made; however, the economic times have deterred this action. Sloan recommends that Angie be notified when a situation is noticed. Mr. Mehlberg requested that a reminder (memo, e-Blast, etc.) be sent to homeowners of maintenance requirements.

Question from Udo Mehlberg: Has the SMA investigated the possibility receiving monthly dues via escrow for new home sales?

Answer: The question has been presented to our legal department.

Question from Udo Mehlberg: What was the result of looking into the ability to bundle phone services at the SMA office to decrease expenses?

Answer: Angie has looked into it and found we are unable to bundle and keep the same current phone numbers. We were able to sign a new agreement with Comcast that reduced costs by 50% beginning January 2011.

With no further comments from the audience the comment period was closed.

3. **Prospective Girl Scout Project**

Girl Scouts presented a prospective project to build a labyrinth somewhere on Sunrise property. The Board was shown a slide presentation outlining the benefits to the community. The subject will be discussed by the Board over email and the Board will respond to the group as soon as possible.

4. **Review and Approval of January 19, 2011 Working Session Minutes**

*Motion to Approve as presented: Tony Sims, Seconded: Tom Boyle – Approved: 5 Opposed: 0*

5. **President's Report**

a) New Sunrise Blvd Irrigation and Sidewalks update

TGM has performed the utility locate and found gas lines in the work area. It appears the original scope of work for the irrigation has now changed. The Board previously approved a proposal by TGM. The discussed recommendation is to obtain additional bids that would include the additional work. Sidewalk on hold.

*Motion by Gloria Bauch to recall the original TGM bid dated November 18, 2010 and obtain new bids to include the new scope of work to be provided. Seconded: Tom Boyle – Approve: 5 Opposed: 0*

6. **Financial Information and Community Updates**

a) January 2011 Financial Information – Angie Orr presented the financial information for January.

*Motion to Approve as presented: Tony Sims, Seconded: Eric Corliss – Approved: 5 Opposed: 0*

b) Projects in Process or Recently Completed

1. Entry Pond Lighting Repairs – Project completed by Totem Electric with a 1 year warranty.
2. Savannah Ridge – Tract A Maintenance – Project completed and homeowners invoiced.



**7. Unfinished Business**

- a) Spring Water on 122<sup>nd</sup> St near Deer Ridge – The repair costs from August have not yet been paid to TGM. Information has been provided to an attorney to determine if we have a claim to write a letter of demand to the Puyallup School District and K-Com. Waiting for attorney reply.
- b) North Rim Pond Irrigation update – The easement agreement with an adjoining homeowner has been refused. SMA is currently researching alternative ideas including Tacoma Water installing an irrigation meter once TGM confirms the size required. The cost is approximately \$4,300.00. TGM will also need to determine placement of the meter.

*Motion by Tony Sims to recall the original TGM bid dated October 6, 2010 because it was based on the easement from the homeowner. Seconded: Tom Boyle – Approve: 5 Opposed: 0*

*Motion by Tony Sims to approve the Tacoma Water proposal for a new meter at \$4,300 and request new bids for the irrigation and turf restoration work. Seconded: Tom Boyle – Approved: 5 Opposed: 0*

- c) Proposed Fee Schedule for Website Advertising – Sloan and Angie have a website committee meeting scheduled for Friday to discuss fee schedules and an advertising contract.
- d) Carver Planting Request – Mr. Carver reports that the plants have been purchased but are not available yet.

**8. New Business**

- a) 2011 Annual Meeting – March 15<sup>th</sup> at ERHS – The meeting will begin at 7:30 p.m.
- b) Class A and Class B Board Positions – Angie will send an e-Blast requesting homeowner nominations.
- c) ARC Application for Solar Panels – Angie will send the RCW and other legal language to the Board; Judy will gather information from other HOA guidelines for solar panel installation.
- d) Sunrise Proposal – New Office Computer – Estimate presented for replacement computer from Costco and set up/file transfer from CDC Management for a total of \$966.98.

*Motion to approve as presented: Eric Corliss, Seconded: Tony Sims – Approved: 5 Opposed: 0*

- e) TGM Proposal – Community Center Drainage

*Motion by Tony Sims to hold TGM's proposal, get some additional bids and table the discussion to a future meeting. Seconded: Eric Corliss – Approved: 5 Opposed: 0*

- f) TGM Proposal for New Bark – The Board requested Angie obtain additional bids.

- g) SonTrust Fencing Repairs – Proposal received for work at Southpoint and Meadows – Total \$1,842.09.

*Motion to approve as presented: Gloria Bauch, Seconded: Tony Sims – Approved: 5 Opposed: 0*


- h) Mole Removal – Proposal received by Mole Masters to trap moles along Sunrise Blvd for \$200 for one month of service. If activity continues within 3 months, it will be \$100 for another month of service.

*Motion to approve as presented: Tony Sims, Seconded: Eric Corliss – Approved: 5 Opposed: 0*


**9. Next Board Meeting** – April 20, 2011 at 4:00 p.m. – Working Session

**10. Adjournment** – With no other business to go before the Board, the meeting was adjourned at 7:46 p.m.

**Approved:**

  
Gloria Bauch, Secretary

04.20.11  
Date

  
Sloan Clack, President