

SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD of DIRECTORS MEETING
May 19, 2011

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

Association Management: Angie Orr – Sunrise Site Administrator

1. Call to Order

Vice President Eric Corliss opened the meeting at 6:02 p.m.

2. 20-Minute Open Forum and Homeowner Comment Period

Jim Guthrie provided an update on the Destiny Church property with regards to vandalism, dumping and trespassing (agenda item 4.5). Jim, Sloan, and Angie are working with Sam Benson, Destiny Church pastor, to define the boundaries of the property. Sloan has offered assistance to the church in placement of ecology blocks to help deter trespassing.

Question from Mr. Bud Montgomery: Is it necessary to get ARC approval for exterior painting if you are using the existing color?

Answer: Yes, ALL exterior painting projects require ARC approval.

3. Review & Approval of April 20, 2011 Working Session Minutes

Motion by Tony Sims to approve as presented. Seconded: Tom Boyle – Approved: 4 / Opposed: 0

4. Financial Information and Community Updates

a) April 2011 Financial Information – Angie Orr presented the financial information through April 30, 2011.

Motion by Tony Sims to approve as presented. Seconded: Tom Boyle – Approved: 4 / Opposed: 0

b) Projects in Process or Recently Completed

- 1) North Rim Meter Installation and Turf – TGM has repaired and connected the existing irrigation system to the new water meter installed by Tacoma Water. TGM has now aerated and fertilized the turf surrounding the pond. They will soon over-seed and then fertilize again. A quick disconnect has been installed so water can be added to the pond in the summer when the levels drop and the fountain won't have to be turned off.
- 2) Sunrise Blvd Irrigation Installation – Campbell's Backflow, Irrigation & Landscaping has met onsite with Sloan to walk the area to have the new irrigation and discuss final placement. The utility locate is scheduled for Monday, May 23rd and the installation will begin shortly thereafter. Estimated completion date of June 3, 2011.
- 3) Beauty Bark – Sierra Crest – New beauty bark was distributed throughout all areas in Sunrise April 26 – 29, 2011 by Hydroseeding & Bark Blowers. No bark was spread at Sierra Crest or Sierra Sun, as they have their own landscape company. An email was received on May 16th from a condo owner inquiring as to why they didn't get new bark along the Blvd at the condos, as they are dues-paying owners too. I have a verbal bid from HBB for \$1,750 plus tax to bark along Sunrise Blvd at the condos and main entrance area only. To finish barking along the Blvd in front of the apartments to 122nd St would be an additional \$1,250 plus tax.

Motion by Tony Sims, Seconded by Tom Boyle: Pending review of the Sierra Sun settlement agreement, the Board agrees to split the cost of placing new bark along Sunrise Blvd in front of the condos and the apartments to 122nd Street. The cost would be \$3,000 plus tax and split 50% - 50% between SMA and the Sierra Sun Apts. Approved: 4 / Opposed: 0

- 4) Community Center Vandalism – In accordance with the unanimous approval from the Board via email on May 6, 2011, the vandalism to the drainage system and turf at the Community Center Park caused by an identified vandal was sent to Detective Mike Portmann of the Pierce County Sheriff's Department for referral to the Prosecuting Attorney for the Juvenile Court. The repairs to the area were completed by TGM on May 13th for a total of \$1,620.92 and expensed to #7650 – Unexpected Maintenance. This amount is expected to be recovered in increments via a court-ordered judgment.
- 5) Destiny Church Trespassing – See #2 – Open Forum and Homeowner Comment Period.
- 6) Sunrise Parkway Accident Damage – Three trees were run over and large areas of turf damaged due to a drunk driver losing control near Cambria and the Community Center on April 23, 2011. Driver was identified as a tenant in The Meadows. A claim was filed with the SMA insurance company on May 4, 2011 for subrogation of damages totaling \$2,997.01. TGM has ordered the new trees and will repair the area once they arrive.

7) CC&R Review and Rewrite – Draft version of rewrite is still under review by Declarant attorney.

5) Unfinished Business

- a) Website Advertising – Per Board direction, the exclusive listing agreement has been removed from the contract. Currently working with website company for lay-out, design and insertion of advertisements.
- b) Clean-up of Buffer at Southwood near 130th St. – P.C. Planning & Land Services (PALS) says this is a closed right-of-way area so they don't have to maintain it. Paul Barber is contacting P.C. Sewer to see if they will maintain it, as there is a sewer line in the right-of-way. Still waiting for a response back from PALS.

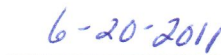
6) New Business

- a) Park Evaluations – Packet of information provided to Board regarding annual spring inspection of all Sunrise parks and necessary maintenance and repairs. Funds to come from #7650 – Unexpected Maintenance.
Motion by Tony Sims to approve the park Repairs and Maintenance as presented with an estimated cost of \$1,552.08.
Seconded: Tom Boyle – Approved: 4 / Opposed 0
- b) Water Meter at Silverwood Park – TGM backflow test found a meter with no consumption. Tacoma Water back billed consumption for 2009-2010. A request has been made to Tacoma Water to provide documentation showing our responsibility to pay for their dead meter. Action Pending.
- c) Sterling Savings Bank – Close Reserve Account – Several months ago a new reserve account was opened at Community Association Banc. CDC would now like to close the Sterling account and move the remaining balance to the new account via cashier's check to be sent to CDC for deposit. Sloan's signature is required.
- d) Fencing Repairs on 168th St – Savannah Ridge – A proposal was presented to replace 4 posts. We get a reduced price for 5 or more posts replaced at the same time. The Board requested a survey of other possible repairs needed in the same area, since it would save money to do more at one time if they are needed. Action Pending.
- e) North Entrance Pond Fountain Lights – Pond lights are not working – Totem Electric will come out to diagnose the problem for a charge of approximately \$400.00. Campbell's Backflow (not licensed electrician) has offered to look at it. After discussion of liability issues, the Board directed to have Totem Electric come out. Action Pending.
- f) Irrigation Repairs
1). 168th St. double-check backflow replacement – During backflow testing it was determined the valve was worn out. TGM quoted a replacement at a cost of \$1,011.00. Bid from Campbell's Backflow for replacement was \$819.75.
Motion by Tony Sims to award to Campbell's Backflow. Seconded: Tom Boyle – Approved: 4 / Opposed: 0
2). Miscellaneous spring start-up repairs – Angie presented a proposal from TGM for repairs to the irrigation system. Repairs \$4,478.79 / Cut heads \$2,778.48. The Board requested that Angie obtain additional bids.
- g) National Night Out – Angie and her team did a great job last year in organizing the event. The request is that the Board gives them authority to make arrangements and sign contracts staying within the same financial boundaries as last year.
Tony Sims – So Moved. Seconded: Tom Boyle – Approved: 4 / Opposed 0

7) Next Board Meeting – June 15, 2011 – Working Session

Approved:


Gloria Bauch, Secretary


Date


Sloan Clack, President