

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD of DIRECTORS MEETING
February 1, 2012**

BOARD OF DIRECTORS:

**Present: Sloan Clack, Gloria Bauch, Eric Corliss,
Present at 6:00 p.m.: Tom Boyle**

Association Management:

Gina Buchanan, Sunrise Site Administrator
Angie Orr - Senior Manager, Large Scale Communities

1. Call to Order

President Sloan Clack opened the meeting at 4:05 p.m.

2. Consideration of Agenda

3. 20-Minute Open Forum and Homeowner Comment Period

No homeowners in attendance

4. Review and Approval of December 21, 2011 Minutes.

Motion to approve as presented: Eric Corliss, Seconded: Tony Sims – Approved: 4 / Opposed: 0

5. Presidents Report

a) CC&R Review and Rewrite update – Sloan has received the first draft of portion of the rewrite and is in the process of reviewing the document.

b) 2010 – 2011 Property Tax Appeals Update - 2010 has been argued and it has been decided to set all of the argued parcels at a zero value. Prior to the judgment on 2010, it was agreed to a reduced value of \$400.00 or less for 2011. Sloan suggests we go back in 2012 to argue for a zero value of year 2011.

6. Financial Information and Community Update

a) November 2011 Financial Information – Not Reviewed at meeting.

b) December 2011 Financial Information - Gina Buchanan presented highlights of the financial information as distributed to the Board.

Motion to approve the November, 2011 Financials as presented: Eric Corliss, Seconded by Tony Sims – Approved: 4 / Opposed: 0

Motion to approve the December, 2011 Financials as presented: Tony Sims, Seconded by Eric Corliss – Approved: 4 / Opposed: 0

c) Year End Financial Review- the following reports were distributed to the board for review

1. Accounts with Saba – review of accounts in collections

2. Amended 2011 Write Offs – Amount written off was amended to less than the board had originally approved in December.

3. Financial Chart was presented

4. 2011 Expense Categories that were over budget were reviewed

d) Management Reports

1. Destiny Church Property – is in foreclosure due to nonpayment of real estate taxes

2. Dear Ridge Monument Retaining Wall – Completed, however, Sloan wishes to see less gravel pushed up against the retaining wall. Gina will ask Littlefield Landscaping to remedy.
3. Tract A Vegetation Management – Gina reported that the process is moving forward as last year. All of the homeowners in Tract A have signed the agreement for 2012. Discussion included the possibility of drafting a legal document regarding annual signatures and recording with Pierce County. Olsen Law Firm has quoted \$1500.00 to draft a Memorandum of Agreement that could be filed with the County. Sloan cautioned that the homeowners would have to be in agreement because a recorded document would encumber the property. Gina will advise Tract A homeowners that it is recommended by the Board to sign a new agreement each year.
4. Tract B Vegetation Management – Plan is in the beginning stages to move forward with the same procedures as Tract A.
5. North Rim Fountain Replacement – The Board approved Littlefield Landscaping to replace the fountain at the December 21, 2011 board meeting. Project is scheduled to begin 02/09/12.

7. Unfinished Business

- a) Security Bids/ Ideas for Entrance Ponds – In order to secure pricing, the Board needs to identify the type of work that needs to be done. Gina presented the recommendation of spot welding the junction boxes, burying the wires that go into the water and placing large rocks over the welded boxes. It was also suggested by a Board member that a motion light and surveillance signs be placed in the area as well.

Motion to obtain a bid from Totem Electric to add work mentioned above: Tony Sims, Seconded: Eric Corliss – Approved: 4 / Opposed: 0

- b) Clubhouse Planter Boxes – Tabled from 12/21/11 – The board requests Gina continue to look into some cheaper solutions that are \$500 or less.
- c) 134th & Sunrise Planting Area – Tabled from 12/21/11 – Board members agree that Sloan should meet with Kevin (Owner of TGM) to discuss their bids.

Motion to not move forward with work to 134th & Sunrise Planting Area and revisit in April: Tony Sims, Seconded: Eric Corliss – Approved: 4 / Opposed: 0

- d) AGJ – 2012 Insurance Renewal – Question regarding Medical Liability coverage change was answered via email in December, 2011 by Angie Orr.

8. New Business

- a) 2012 Reserve Study Items were discussed – Gina will review and begin determining whether work needs to be done, and begin securing bids for projects as needed.

- b) 2012 Storm Tree Clean Up and Fence Repairs

1. Tree Damage - Pricing from TGM, Campbell's and Son Trust were reviewed.

Motion to authorize Campbell's to perform storm damage tree clean-up, not to exceed \$5,550.00 (pre-tax): Sloan Clack, Seconded: Tony Sims - Approved: 4 / Opposed: 0

**Note – Tom Boyle joins the meeting at 6:00 pm*

2. Fence damage on SMA Property due to storm – Three separate areas of common area fencing were damaged on Sunrise Blvd. Bids from Son Trust Contacting were reviewed for repairs.

Motion to approve Son Trust to repair damaged fences: Sloan Clack, Seconded: Eric Corliss – Approved: 5 / Opposed: 0

- c) Tanglewood fence damage due to car accident – Bid from Son Trust was reviewed and the Board discussed pricing discrepancies.

Motion to approve the work if Son Trust adjusts the proposal to \$394.02: Sloan Clack, Seconded: Eric Corliss – Approved: 5 / Opposed: 0

- d) Tanglewood Homeowner Tract C Fence Request - A homeowner in Tanglewood requested to have permission to fence off a pathway that leads to Tract C behind his home or have SMA deed him the property. This area is platted by Pierce County as a common area of enjoyment for all homeowners and cannot be deeded to any one homeowner. The Board asks Gina to send a letter of regret that the SMA is unable to deed the property as requested, citing the plat map notes.

9. Upcoming Meetings

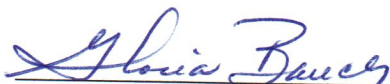
- a) February 15, 2012 at 6:00 p.m.

Motion to change the meeting date to February 22, 2012: Tony Sims, Seconded: Eric Corliss – Approved: 5 / Opposed: 0

10. Adjournment

With no other business to go before the Board, the meeting was adjourned at 6:05 p.m.

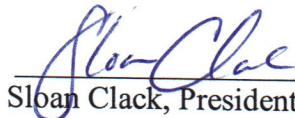
Approved:



Gloria Bauch, Secretary

20212

Date



Sloan Clack, President