

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
June 20, 2012**

BOARD OF DIRECTORS:

Sloan Clack, Tony Sims, Tom Boyle, Gloria Bauch
Absent: Eric Corliss

Association Management:

Gina Buchanan, Sunrise Site Administrator
Sandi MacCalla - CDC Vice President of Master
Planned Communities

1. Call to Order

President Sloan Clack opened the meeting at 4:00 p.m.

2. Consideration of Agenda

3. 20-Minute Open Forum and Homeowner Comment Period

a) Larry Crowley - Southwood Homeowner

- Mr. Crowley attended the meeting to discuss item 8 (d) on the Agenda. He is one of a number of Southwood homeowners who had received Courtesy Letters regarding tall trees on their property. He is inquiring about the process of changing the ARC Guidelines. He also wishes to know why the concern forms are kept confidential and believes that he should be able to speak to the homeowners that have voiced concerns about his and other neighbor's trees. The Board discussed inviting all parties involved to meet at a specified time at the Sunrise Clubhouse to discuss the tree issue.

The Board discussed inviting all parties involved to meet at a specified time at the Sunrise Clubhouse to discuss the tree issue. The Board directed Gina to invite the Southwood Homeowners that are involved.

4. Review and Approval of May 16, 2012 Meeting Minutes

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

5. President's Report

- a) CC&R Review and Rewrite Update – Rewrite is in the final stages at this time, there is no new information to report
- b) Emerald Pointe Update - Sloan gave an update on ongoing issues with Emerald Pointe. There has been correspondence between SMA's attorney and Emerald Pointe with no resolution to date. Sandi MacCalla with CDC Management spoke with the attorney and Emerald Pointe has requested additional information regarding assessments. An email from the attorney is forthcoming with his recommendations on how to move forward.

6. Financial Information and Community Update

- a) May 2012 Financial Information – Gina Buchanan presented the highlights on the financial information as distributed to the Board. No further questions or discussion.

Motion to approve the May 2012 financials as presented was made by Tony Sims, Seconded: Tom Boyle – Approved: 4 / Opposed: 0

- b) Management Report

1. 2012 Irrigation Repairs – Campbell’s bid of \$4945.01 was approved via Consent in Lieu contingent on Sloan Clack’s approval.
2. 2012 National Night Out – Clowns Unlimited Contract was presented and reviewed. Sloan Clack to review contract before final approval. The Board was asked to consider having live music by a local band. The Board agreed it would be a good idea. The band requested that they be allowed to have a tip/donation jar out as they are performing at a drastically reduced rate and the Board concluded that this would not be a problem.
3. Ongoing Tree Issues – There are trees that are broken and hanging down the Blvd and a tree has broken at the north entrance pond and the top is lying in the water.

Motion to have Campbell’s identify trees needing attention and get bids for clean-up with the condition that Anything over \$500 should be approved by the Board by Consent in Lieu was made by Sloan Clack, Seconded: Tony Sims – Approved: 4 / Opposed: 0

7. Unfinished Business

- a) “Welcome Home” – Adult Family Home Appeal

1. According to the CR2 Document, the business was supposed to have closed approximately two weeks ago, (June 9, 2012), but Board has not received word of the status.

Motion to have Gina inquire as to the status of the Adult Family Home was made by Sloan Clack, Seconded by Tony Sims – Approved: 4 / Opposed: 0

- b) Merry-Go Round Repairs – Playground equipment was priced by CDC Management/Sunrise office staff, and a recommendation was made to replace the Merry-Go Round with a swing set and teeter-totter for a total price of \$3,596.40. Discussion included what type of material is required to put underneath for safety.

Motion was made to have Gina contact the insurance company regarding safety issues and materials for underneath the play equipment and provide the total cost for installation of play equipment and ground materials was made by Tony Sims, Seconded: Gloria Bauch – Approved: 4 / Opposed: 0

- c) Office/Clubhouse Flower Boxes – Proposal by Sontrust General Contracting was presented to remove old planter boxes and replace boxes with new materials for a total cost of \$824.89.

Motion was made to approve the proposal was made by Sloan Clack, Seconded: Tom Boyle – Approved: 4 / Opposed: 0

8. New Business

- a) Tanglewood Parcel – Homeowner Second Request for Ownership of Parcel - Gina presented a second letter from a Tanglewood homeowner who has again requested that SMA Deed a parcel of land that leads to Tract C in Tanglewood.

Motion to stand firm on the original decision that the parcel is not to be deeded to an individual homeowner; but the Board will consider other options to address the need to prevent dumping in the common area was made by Sloan Clack, Seconded: Tony Sims – Approved: 4 / Opposed:0

- b) Office Parking Lot and Tanglewood Court Resurfacing Proposals – Reserve Items – Bids were received by three contractors and reviewed. Sloan requested that bids be revised to show price by square foot for comparison and that a fourth bid be requested from A.C.-Moate. Industries, Inc. This information will be reviewed at the July Board Meeting.
- c) Eagle Ridge – Concerns regarding Homeowner Towing Business – Neighboring homeowners in Eagle Ridge have voiced concerns about a homeowner who is now parking two tow trucks in his driveway. The question from Gina was how to proceed with this homeowner, should this be considered a violation of the nuisance rule or a violation of the restrictions of operating a business out of a home rule.
This item was tabled pending a conversation with the owner of the Towing Company.
- d) ARC - Tree Issue in Southwood – See above item 3 (a).
- e) Unauthorized Cutting in The Meadows - Gina presented information regarding a homeowner that was cutting and clearing trees behind his home without permission from SMA. After discussion from the Board, it was decided to proceed with violation letter and fine the homeowner.

9. Upcoming Meetings

- July 18, 2102 at 6:00pm

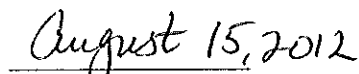
10. Adjournment

With no further business to go before the Board, the meeting was adjourned at 6:00pm.

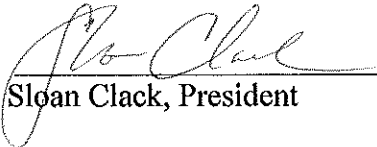
Approved:



Gloria Bauch, Secretary



Date



Sloan Clack, President