

**SUNRISE MASTER ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
July 18, 2012**

**BOARD OF DIRECTORS:**

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

**Association Management:**

Gina Buchanan, Sunrise Site Administrator

**1. Call to Order**

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

**2. Consideration of Agenda**

**3. 20-Minute Open Forum and Homeowner Comment Period**

a) Lois Conradi - The Rim Homeowner

- Mrs. Conradi came to the meeting to request more picnic tables be added to the Sunrise Parks. The Board discussed to add this to the Sunrise end of year wish list.

**4. Review and Approval of June 20, 2012 Meeting Minutes**

The June 20, 2012 meeting minutes were reviewed and edited to say that Gina was to only inquire as to the status of the Adult Family home and determine if they were still in operation.

*Motion to approve with the above changes was made by Tony Sims, Seconded: Tom Boyle – Approved: 4 / Opposed: 0*

**5. President's Report**

- a) CC&R Review and Rewrite Update – Sloan, Angie, Gina and Sandi met and drafted final changes to present to the attorney for review. Sloan will draft letter to be sent to the attorney.
- b) Emerald Pointe Update - Sloan was scheduled to have a meeting on Monday, July 16<sup>th</sup>, but the meeting was cancelled at the recommendation of the attorney. Oakpointe has now offered to pay a lump sum annually for SMA dues. There are still some outstanding issues for both the SMA and the declarant. More information is necessary to make a decision on Oakpointe's proposed amendment language such as: number and size of common areas, proposed draft budget, and lot release schedule. Still need more information from Oakpointe to come to some sort of concession. Letter to come from the Declarant shortly.

**6. Financial Information and Community Update**

- a) June 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 June 2012 financials as presented was made by Tony Sims, Seconded: Sloan Clack – Approved: 4 / Opposed: 0*

b) Management Report

1. 2012 Irrigation Repairs – Repairs are complete except for a few small outstanding items that include a faulty switch for \$173.37 and two mainline breaks for \$166.41 and \$368.34. Sloan requests that Gina get photos of irrigation repairs in the future to get reimbursement from water purveyor and also for the Board to get a better understanding of the repair. Gina presented that the booster pump near the community center has failed and needs replacement. This was most likely caused by an electrical issue (faulty switch). Irrigation system will still work, but the pressure is reduced significantly. Gina is now working with Totem Electric to resolve the issue. Cost is unknown at this time. Locator service is needed to find the wiring that feeds to the electrical boxes.

*Motion to contact locator services (at least 2) and email pricing to Board so a decision can be made to find actual problem was made by Sloan Clack, Seconded by Tony Sims – Approved: 4 / Opposed: 0*

2. Audit of 2011 Financial Information – Gina presented Cagianut & Company's proposal for \$2,300. Decision to perform audit was voted on and approved at 2012 Annual Meeting.
3. Ongoing Tree Issues – TGM has cleared some trees out of the common area grass along Sunrise Blvd as a courtesy.

7. **Unfinished Business**

a) “Welcome Home” – Adult Family Home Appeal

1. Board agreed to table this issue until the August, 2012 meeting.

b) Merry-Go Round Repairs/ New Park Equipment Installation – It has been determined that for safety purposes, 6” of pea gravel needs to be installed. This brings the total for merry-go-round removal and swing installation to \$6,565.

*Motion was made to explore the option of picnic table in that area instead of swings was made by Tony Sims, Seconded: Tom Boyle – Approved: 4 / Opposed: 0*

c) Office Parking Lot and Tanglewood Court Repair and Resealing – Proposals were reviewed and it was determined that AC Moate does not feel that the Office Parking lot does not need to be pressure washed before the repair and resealing takes place

*Motion was made to offer AC Moate the opportunity to match the next lower price of \$1,422 on the Tanglewood Court and to award both jobs to AC Moate if they agree was made by Tony Sims, Seconded: Sloan Clack – Approved: 4 / Opposed: 0*

d) Web Portal Discussion – Gina inquired if the Board about releasing the Web Portal to the homeowners.

*Motion to approve the release of the Web Portal to the Sunrise homeowners was made by Sloan Clack, Seconded: Tom Boyle – Approved: 4 / Opposed: 0*

8. **New Business**

- a) Emerald Pointe Fence Variance Request – Emerald Pointe has proposed fence designs outside the scope of the ARC Guidelines. The proposed fencing will only be used on interior and side yards. Tony Sims likes the fence design. Tom Boyle does not have a problem with style or height, but is concerned about setbacks from front of house and that the 4-6” clearing at the bottom of the fence is also maintained. ARC has been given direction to approve fence design if a majority agrees to approve, but that the ARC does not have to necessarily approve any other parts of the proposal that do not meet the ARC Guidelines. Gina can send a

conditional approval to Oakpointe that outlines the Guidelines that the fence design must adhere to.

- b) West Property – Cambria – This homeowner now owes \$1,348 in outstanding dues. Gina has mailed a letters to pay, letters offering a new payment plan proposal and has had a Pierce County Sheriff post letters on the door of this residence. This homeowner is not paying as agreed in the previously agreed upon payment plan.

*Motion to request Gina to obtain information from attorney on cost of attorney drafting and sending pay or vacate letter to this renter/homeowner was made by Tom Boyle, Seconded: Tony Sims – Approved: 4 / Opposed: 0*

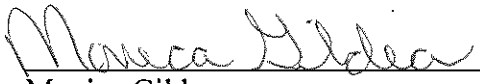
**9. Upcoming Meetings**

- August 15, 2012 at 4:00pm

**10. Adjournment**

With no further business to go before the Board, the meeting was adjourned at 7:12 p.m.

**Approved:**

  
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Monica Gildea

7.12.12  
\_\_\_\_\_  
Date

  
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Sloan Clack, President