

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
October 10, 2012**

BOARD OF DIRECTORS: Sloan Clack, Eric Corliss, Monica Gildea, Tony Sims,
Absent: Tom Boyle

Association Management: Gina Buchanan, Sunrise Site Administrator

1. Call to Order

President Sloan Clack opened the meeting at 6:00 p.m.

2. Consideration of Agenda

3. 2013 Draft Budget Presentation – Tony Sims

Tony Sims presented the 2013 Budget Draft

Item 15- went over the management fees the discussion was made there is an increase with the CDC contract which includes employee wage increases and having a 2% CPI increase. Everyone agrees that it would cost more to look at another company and Gina does an outstanding job. During the discussion of the CDC contract and employee wages we did not break for an executive session due to the only homeowners present were budget committee members that had previous knowledge of the information being presented.

Motion to accept proposal of CDC w/modification was made by Tony Sims, Seconded: Eric Corliss – Approved: 4/Opposed: 0

Motion to authorize Sloan to contact CDC on similar terms and conditions as prior contract and proposed changes 2012, Total contract amount is \$141,848.16 was made by Tony Sims, Seconded Eric Corliss. Approved: 4/Opposed: 0

Item # 52 -Landscaping Sloan recommends that we start getting landscaping bids next year in July/August for 2014.

Budget is being based on 45 units to be sold this year, this may be a little aggressive Sloan would like to table this budget for the next meeting to go over budget on next meeting to pass.

Motion to table the budget for the next meeting was made by Sloan Clack, Seconded Eric Corliss. Approved 4/Opposed: 0

4. 20-Minute Open Forum and Homeowner Comment Period

5. Review & Approval of September 12, 2012 Board Meeting Minutes

Motion to approve with no changes was made by Tony Sims, Seconded: Eric Corliss – Approved: 4 / Opposed: 0

6. Presidents Report

CC&R Review and Rewrite Update – In Progress

a) Emerald Point Update

Letters from the Association's attorney have been sent to Oakpointe Builders. The lawyer does agree that we have the grounds to sue for unpaid assessments, but in any lawsuit there is a risk. Sloan would like to negotiate with them and give them some type of break, Tony agrees but would like to make sure they sign and agree to pay us without going to court. If they do not agree to pay then we need to take them to court.

Motion was made to authorize Sloan to negotiate with Oakpointe and to get this taken care of by November 2nd, 2012 by Tony Sims, Seconded: Eric Corliss Approved: 4 / Opposed: 0

7. Financial Information and Management Report

a) August 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 August 2012 financials as presented was made by Tony Sims, Seconded: Eric Corliss – Approved: 4 / Opposed: 0

b) Management Report

1. Audit of 2011 Financial Records – In Progress
2. Reserve Study for 2012 – In Progress
3. Storm Water Maintenance – Cambria- Gina is researching and getting proposals

8. Unfinished Business

a) Deer Ridge Tree Replacement Proposals

Gina presented three bids to replace four missing trees and the two dead trees in Deer Ridge, also the bid included that they will fill old beds with soil and seed. Campbell's Landscaping has lowest bid.

Motion to have Campbell's Landscaping to replace the trees for \$2,231.76 including tax was made by Tony Sims, Seconded: Eric Corliss – Approved: 4 / Opposed: 0

9. New Business

a) Sunrise Common Area Fencing Replacement – Reserve Item

The board was presented with bids to replace the fencing. Sloan suggested that the ARC take on a special project and research alternative fencing, finding three choices to best suite Sunrise. The ARC should take into consideration, the wind, graffiti, longevity, rain and then present to the board on what would be the right fence for the community.

b) Abandoned Car in Undeveloped Property – Homeowner has now moved his abandoned car to undeveloped property in Sunrise. Gina has looked into it and we will be having it towed and it will be charged to the owner of the vehicle.

c) Clubhouse Use for Fundraising – The board feels we need to look into clarifying our rules. There should be no fundraising at the Clubhouse; if we make an exception we will be opening ourselves up to a lot of problems.

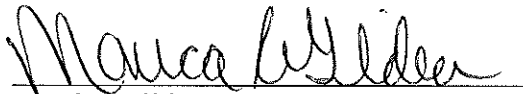
9. Upcoming Meetings

- November 7, 2012 at 6:00pm – Board Budget Approval
- November 28, 2012 at 6:00 pm – Budget Ratification Meeting

10. Adjournment

With no further business to go before the Board, the meeting was adjourned at 7:35 p.m.


Approved:



Monica Gildea, Secretary

11.7.12

Date



Sloan Clack, President