

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
November 13, 2013**

BOARD OF DIRECTORS: Sloan Clack, Monica Gildea, Tim Stephens
Eric Corliss, Fred Goehler

Association Management: Ginelle Holyoak – Community Association Manager
Angie Orr – Senior Manager, Large Scale Communities

1. Call to Order

President Sloan Clack opened the meeting at 6:15 p.m. All directors & management are present.

2. Consideration of Agenda

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

a) Homeowner Don Lotz who lives in Eagle Ridge 16015 135th Ave Ct E and Jim Sands who also lives in Eagle Ridge 16002 135th Ave Ct E discussed the Pierce County Storm Facility letter that all of the Eagle Ridge homeowners received. Their concern is the homeowners of Eagle Ridge should not be responsible for the storm pond in their neighborhood and would like the board to help find a solution or course of action for maintaining the storm pond. The board agreed that CDC would schedule a meeting with Mr. Lotz, Mr. Sands and Sloan to review past notes and reviews regarding this issue and develop a plan to address the issues with the other Eagle Ridge homeowners.

4. Review and Approval of August and September 2013 Meeting Minutes.

Motion to table the September 11, 2013 meeting minutes to December 11th board meeting was made by Eric Corliss and Seconded: Tim Stephens – Approved: 5 / Opposed: 0

Motion to table the October 16, 2013 meeting minutes to December 11th board meeting was made by Eric Corliss and Seconded: Tim Stephens – Approved: 5 / Opposed: 0

5. Presidents Report

a) CC&R Review and Rewrite update with estimated timeline for completion –

Motion to table the CC&R Review and rewrite for December 11th board meeting was made by Sloan Clack and Seconded: Tim Stephens – Approved: 5/Opposed: 0

b) Deer Ridge Monument Sign-

i. Consent in Lieu – Bellandi Signs, Inc.

Motion to approve the Consent in Lieu dated October 29th 2013 for approving the Deer Ridge Sign Replacement in the total amount of \$3,175.87 was made by Sloan Clack and Seconded: Tim Stephens- Approved: 5/Opposed: 0

6. Financial Information

a) October 2013 Financial Information –.

Motion to table the October 2013 meeting minutes to be reviewed at December 11th board meeting was made by Sloan Clack and Seconded: Monica Gildea – Approved: 5 / Opposed: 0

b) 2014 Proposed Budget –

- o The management contract, landscaping contract and fence repairs and maintenance line item were discussed.
- o The board scheduled a meeting for November 18th, 2013 to approve the 2014 budget.

7. Unfinished Business

a) Sales Tax Overpayment Refund – All of the required paperwork that was requested by the Department of Revenue has been submitted and the SMA is waiting for the refund check in the amount of \$3,494.89

b) Entrance Ponds – Algae Report – AquaTechnex is recommending that the three storm water detention ponds have monthly treatments from April-September. A bid for \$8,370 plus tax was presented.

Motion to insert a line item in the upcoming 2014 budget for care and maintenance of the ponds including the total dollar amount was made by Sloan Clack and Seconded: Tim Stephens – Approved: 5/ Opposed: 0

Motion to table the approval of the bid received from AquaTechnex until February 2014 was made by Sloan Clack and Seconded: Tim Stephens – Approved: 5/ Opposed: 0

c) 2014 Landscape Maintenance Contract – The board reviewed the bids that were given. *Motion to select TGM with the condition that TGM changed their price to the lowest bid of \$222,513.41 and add mole eradication to be included in the contract was made by Eric Corliss and Seconded: Fred Goehler – Approved: 4 / Opposed: 1*

8. New Business

a) Meadows Fence Repair (13210 163rd St Ct E) -

b) Meadows Fence Repair (13210 163rd St Ct E) -

c) Silverwood Fence Repair (16825 132nd St Ct E) -

Motion to use Schell Construction on all the bids and requested that Schell Construction would match the lowest bid on 13210 163rd bid in the amount of \$886.14 was made by Sloan Clack, Seconded: Eric Corliss – Approved: 5/ Opposed: 0

9. Adjournment

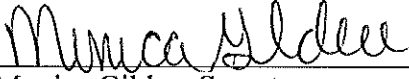
With no further business to go before the Board, the meeting was adjourned at 7:50 p.m.

Motion to adjourn was made by Eric Corliss and Seconded: Sloan Clack

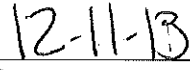
Upcoming Meetings:

- December 4, 2013 – 6:00 pm – Budget Ratification Meeting
- December 11, 2013 – 4:00 pm – Board Meeting

Approved:



Monica Gildea, Secretary



Date



Sloan Clack, President