

**SUNRISE MASTER ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
February 26, 2014**

**BOARD OF DIRECTORS:** Sloan Clack, Monica Gildea, Eric Corliss, Tim Stephens, FredGoehler

**Association Management:** Ginnelle Holyoak – TMT-CDC, Community Association Manager  
Angie Orr – Senior Manager, Large Scale Communities

**1. Call to Order**

President Sloan Clack opened the meeting at 6:07 p.m.

**2. Consideration of Agenda - None**

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

- a) Homeowner Jim Sands – lives at 16003 135<sup>th</sup> Ave Ct E - Representing the Eagle Ridge Community in regards to the Eagle Ridge Pond.
- b) Homeowner Roger Elmore – lives at 15803 136<sup>th</sup> Ave Ct E – Wanted to thank the Arc committee and was satisfied with the outcome.

**4. Review & Approval of January 2014 Board Meeting Minutes and Executive Meeting Minutes -**

*Motion to approve January 2014 board meeting minutes with no changes was made by Tim Stephens, Seconded; Fred Goehler – Approved: 5/Opposed: 0*

*Motion to approve January 2014 Executive session minutes with no changes was made by Tim Stephens, Seconded; Eric Corliss – Approved: 5/Opposed: 0*

**5. Presidents Report –**

- a) CC&R's update and timeline – The CC&R's are being reviewed by the declarant's attorney for final comments with the HOA attorney. The CC&R's are still on track to be delivered to the homeowners at the March 13, 2014 annual meeting for review and comments.
- b) Consent in Lieu – Common Area Fence Stain - The board signed the consent in Lieu that was approved by email for the Common Area Fence Stain color to Behr – Coffee ST-103 Semi-Transparent Weatherproofing Wood Stain.
- c) Consent in Lieu – Fence Replacement at 16721 135<sup>th</sup> Ave E in Savannah Ridge – The board signed the consent in Lieu that was approved by email to award the common fence replacement to Schell Michael S / DBA Schell Construction for the total cost of \$4,120.56 which includes 8.8% sales tax.
- d) Eagle Ridge Pond – The board discussed the three options on the Eagle Ridge Pond, following the Engineering study by AKC Engineering.

- i. Whether or not it is a reasonable responsibility for SMA to take on the ownership and maintenance of the pond.
- ii. Whether or not it is a better option for SMA to serve/maintain (thru a 3<sup>rd</sup> party provider) the pond, but not take on the ownership of it.
- iii. Whether or not it is best to decline the ownership and responsibility for the pond.

*Motion was made to authorize the attorney Tony Rafel for a legal opinion regarding the Eagle Ridge Pond which will be an estimated cost of \$1500 was made by Tim Stephens, Seconded; Eric Corliss – Approved 5/Opposed: 0*

*Motion was made to approve the SMA to pay the invoice to AKC Engineering for \$440 for their information on the Eagle Ridge Storm Pond was made by Eric Corliss, Seconded; Tim Stephens – Approved 5/Opposed: 0*

Sloan will email the board and the Eagle Ridge Homeowners Committee the evaluation regarding the Eagle Ridge Pond and an estimated time of how long it will take to get the legal opinion from the attorney.

## **6. Financial Information and Management Report**

a) December 2013 Financial Information – The board reviewed the December financials.

*Motion was made to approve the December 2013 financials by Sloan Clack; Seconded; Tim Stephens - Approved: 5/Opposed: 0*

January 2014 Financial Information – The board reviewed the January financials.

*Motion was made to approve the January 2014 financials by Eric Corliss; Seconded; Tim Stephens - Approved: 5/Opposed: 0*

b) 2013 Federal Income Tax Return –

*Motion was made to approve payment of SMA 2013 federal tax return of \$112 by Eric Corliss; Seconded; Fred Goehler – Approved: 5/Opposed:0*

c) 556083 – Homeowner request for Assessment pardon –

*Motion was made to deny the request of Homeowner 556083 who asked the board to pardon his assessments/fines and late fees by Tim Stephens, Seconded; Eric Corliss – Approved: 5/Opposed: 0*

d) Transfer money from reserves into 7030 Fence Repairs & Maintenance –

*Motion was made to move \$1,198 from the Reserve Fund into the operating account for fence repair and maintenance to zero that account and direct Ginelle to pay all future fence invoices directly from the reserve fund by Tim Stephens; Seconded; Fred Goehler – Approved: 5/Opposed: 0*

## **7. Unfinished Business**

a) Common Area fence bids and fence post opinion – The board reviewed the bid proposals.

*Motion was made to have Tim's son to make a post bracket for the board to review was made by Eric Corliss; Seconded: Fred Goehler – Approved: 5/Opposed: 0*

*Motion was made to approve the bid from Schell Construction for bid items #2-6 with the addition of using .6 treated posts and angled concrete on the posts at the price quoted by Tim Stephens; Seconded; Fred Goehler – Approved: 5/Opposed:0*

*Motion was made to go out for an additional bid from Yard Works and Owl fencing on line item #1 and be brought back to the board via email and approval will be done by Consent in Lieu was made by Sloan Clack; Seconded; Eric Corliss – Approved: 5/Opposed: 0*

b) Aqua Technex –

*Motion to hire Aqua Technex and approve contract bid dated October 29, 2013 to treat the three storm water ponds for six treatments for the price of \$1,395 plus tax monthly from April thru September. If no treatment is needed, no treatment will be applied was made by Sloan Clack; Seconded: Eric Corliss – Approved: 5/Opposed: 0*

**8. New Business**

a) Savannah Ridge – Tract A & B Maintenance – Payments were received in full and TGM has completed the maintenance work.

b) SMA Clubhouse Furnace – Reviewed bids

*Motion was made for MCS to replace the clubhouse furnace in the amount of \$7,487.61 was made by Sloan Clack; Seconded; Eric Corliss*

**9. Adjourn to Executive Session at 7:50 pm**

*Motion to adjourn to executive decision was made by Sloan Clack, Seconded: Monica Gildea – Approved: 5/Opposed: 0*

**Adjourn from Executive Session at 7:58 pm**

*Motion to adjourn to executive decision was made by Sloan Clack, Seconded: Eric Corliss – Approved: 5/Opposed: 0*

**10. Return to Regular Session**

**Adjournment**

With no further business to go before the Board, *the meeting was adjourned at 8:00 p.m. by Sloan Clack, Seconded by Eric Corliss – Approved: 5/Opposed: 0*

**Approved:**

Monica Gildea  
Monica Gildea, Secretary

5-27-14  
Date

Sloan Clack  
Sloan Clack, President