

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
April 16, 2014**

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

Association Management: Ginelle Holyoak – TMT-CDC, Community Association Manager
Sandi MacCalla, TMT-CDC, VP – Large Scale Communities

1. Call to Order

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

2. Consideration of Agenda - None

3. 20-Minute Open Forum and Homeowner Comment Period – no homeowners present.
Mikaela Gildea attended for a school project.

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

Motion to table February 2014 board meeting made by Sloan Clack, Seconded; Monica Gildea – Approved: 3/Opposed: 0

5. Presidents Report –

a) CC&R's update – We are past the 30 day review period. The board has posted answers to the homeowner's questions.

Motion was made to authorize to add an additional 30 days to post CCR's for review and comment by Sloan Clack, Seconded; Fred Goehler – Approved: 3/Opposed 0

b) Consent in Lieu – Insurance – Signed the Consent in Lieu insurance policies for SMA for the period of March 25, 2014 – March 25, 2015.

6. Financial Information and Management Report

a) Cagianut bid – 12-31-13 Audit – reviewed proposal.

Motion was made to approve and sign the engagement letter for a full audit in the amount of \$2,350 by Cagianut & Company by Monica Gildea; Seconded; Fred Goehler – Approved: 3/Opposed: 0

b) February & March Financials - The board reviewed the February 2014 financials.

Motion was made to approve the February 2014 financials by Sloan Clack; Seconded; Fred Goehler - Approved: 3/Opposed: 0

Motion was made to approve the March 2014 financials by Fred Goehler; Seconded; Monica Gildea - Approved: 3/Opposed: 0

- c) Sales Tax Refund –Received two refund checks for 2009
- d) Bad debt write off –
Motion was made to write off \$657 of bad debt was made by Sloan Clack; Seconded: Monica Gildea – Approved: 2/Opposed: 1

7. Unfinished Business

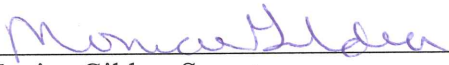
8. New Business

- a) Main Entrance landscape bids (\$19,100 in Reserve Study for 2014) –
Motion was made to table until all board members are present by Fred Goehler; Seconded; Monica Gildea Approved: 3/Opposed: 0
- b) New office computer (\$1,600 in Reserve Study for 2014) – The board reviewed bids
Motion was made to approve bid of Office Depot for the amount of \$739.99 without the warranty by Sloan Clack; Seconded; Fred Goehler Approved: 3/Opposed: ;0
- c) Common Area fence bids – Reviewed bids provided
Motion to approve Schell Construction on all bids for fence repair by Fred Goehler; Seconded by Sloan Clack with amendment to approve Schell Construction’s bid if he will match the Goodrows bid and if they say no what kind of discount will they give us was made by Sloan Clack, Seconded by Monica Gildea - Approved: 3/Opposed 0
- d) Best Value Policy – CDC has requested to approve the best value policy for SMA
Motion was made to table until all five members are present to approve by Fred Goehler; Seconded; by Sloan Clack with the amendment to the next meeting that not all five of the board members present, but with the majority of the board members present.. Approved: 3/Opposed: 0
- e) Smartwebs – The board discussed what Smartwebs can do, suggestions were made to have SMA’s website and logo on it.

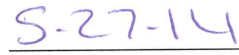
9) Adjournment

With no further business to go before the Board, *the meeting was adjourned at 4:57 p.m. by Sloan Clack, Seconded by Fred Goehler – Approved: 3 /Opposed: 0*

Approved:



Monica Gildea, Secretary



Date



Sloan Clack, President