

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
May 27, 2014**

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

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

1. Call to Order

President Sloan Clack opened the meeting at 6:06 p.m.

2. Consideration of Agenda – Ginelle added an email to be reviewed by the Board in Executive Session.

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

Henry Lingat and James Harvey -17246 117th Ave E, residents of Emerald Pointe.
Ted DaSilva a student from ERHS, attended for a school project.

Henry discussed the Post Closing Agreement and subsequent Emerald Pointe CC&Rs that were filed.

Motion to give Sloan Clack the authority to have our attorneys talk to Henry Lingat and James Harvey's attorney was made by Eric Corliss, Seconded; Fred Goehler – Approved 5/Opposed 0

4. Review & Approval of February 2014 Board Meeting Minutes, February Executive Meeting Minutes, April 2014 Board Meeting Minutes and March 2014 Annual Meeting Organizational Meeting Minutes -

Motion to approve February 2014 board meeting minutes with no changes was made by Tim Stephens, Seconded; Eric Corliss – Approved 5/Opposed 0

Motion to approve February 26, 2014 Executive meeting minutes with no changes was made by Eric Corliss, Seconded; Monica Gildea – Approved 5/Opposed 0

Motion to approve April 16th board meeting minutes with no changes was made by Tim Stephens, Seconded: Fred Goehler - Approved 5/Opposed 0

Motion to approve the March 13th annual organization meeting minutes with no changes was made by Fred Goehler, Seconded; Tim Stephens – Approved 5/Opposed 0

5. Presidents Report –

- a) CC&Rs update – We are past the additional 30 days review period. We had similar comments as we did in the first thirty days. All of the comments will be given to the attorney and we hope to be getting a decision on how to get the CC&Rs recorded by the middle of June.

6. Financial Information and Management Report

- a) April Financials - The board reviewed the April 2014 financials.

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

7. Unfinished Business

- a) Main Entrance landscape bids – the board reviewed Earth Tech’s bid.

Motion was made to approve Earth Tech’s bid for the total of \$16,501.25 with Earth Tech guaranteeing 12-18 months on all plantings by Tim Stephens, Seconded: Fred Goehler – Approved 5/Opposed 0

Motion was made that Earth Tech will remove the two pine trees by the clubhouse and replace them with shrubs from the front entrance monument and try to save the trees by placing them in other areas of Sunrise using labor hours by Tim Stephens, Seconded: Fred Goehler – Approved 5/Opposed 0

- b) RFP – Monument cleaning – the board reviewed bids.

Motion was made to approve Aquastream Pressure washing for \$2,511 including tax by Eric Corliss, Seconded: Tim Stephens – Approved 5/Opposed 0

Ginelle was asked to guarantee they are licensed, have insurance and are bonded.

- c) Common Area fence bids – the board reviewed the bid from Schell Construction.

Motion to approve the two bids that were presented by Shell Construction for the fence repairs for \$2,342.53 and \$2,148.41 by Tim Stephens, Seconded; Fred Goehler – Approved 5/Opposed 0

Motion was made for Ginelle to award fence bids to Schell Construction not to exceed \$5,000 without Board approval. Bids must maintain per unit pricing that was presented at May 27, 2014 board meeting for The Meadows. Ginelle must bring any bids to the Board’s attention that seem high or if too many high dollar bids are presented at one time by Sloan Clack, Seconded: Tim Stephens – Approved 5/Opposed 0

- d) Best Value Policy – reviewed by the board.

Motion was made to approve Best Value Policy as presented by Eric Corliss, Seconded; Tim Stephens – Approved 5/Opposed 0

8. New Business

- a) Sierra Crest Condominiums & Sierra Sun Apartments –

Sloan and Sandy MacCalla explained that Sierra Crest and Sierra Sun are going through a sale process and presented the estoppel for the Board’s information.

9. Adjourn to Executive Session at 7:35 pm

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

Adjourn from Executive Session at 7:52 pm


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

10. Return to Regular Session

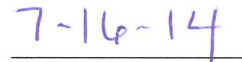
Adjournment

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

Approved:



Monica Gildea, Secretary



Date



Sloan Clack, President