

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
October 15, 2014**

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

Association Management: Ginelle Holyoak – TMT, Community Association Manager
Angie Orr – TMT, Senior Director, Large Scale Management
Denise Rasmussen, Director, Community Association Management

1. Call to Order

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

2. Consideration of Agenda – None

**3. 20-Minute Open Forum and Homeowner Comment Period –
Steve Mortenson and Kyle Bullion**

4. Review and Approval of July and August Board Meeting Minutes

- a) *Motion* to approve the July 16th 2014 Meeting Minutes with no changes was made by Monica Gildea, Seconded; Fred Goehler. – Approved 3/Opposed 0.
- b) *Motion* to approve the July 16th 2014 Executive Session Meeting Minutes with no changes was made by Monica Gildea, Seconded; Fred Goehler – Approved 3/Opposed 0
- c) *Motion* to approve the August 20th 2014 Meeting Minutes with no changes was made by Monica Gildea, Seconded; Fred Goehler. – Approved 3/Opposed 0
- d) *Motion* to approve the August 20th 2014 Executive Session Meeting Minutes with no changes was made by Monica Gildea, Seconded; Fred Goehler – Approved 3/Opposed 0

5. Presidents Report – nothing new to report

6. Financial Information and Management Report

- a) September Financials - The board reviewed the September 2014 financials. The board has asked Ginelle to provide a breakdown of code 6300-Water.
Motion to approve the September 2014 financials was made by Fred Goehler, Seconded; Monica Gildea - Approved 3/Opposed 0
- b) Budget Committee Presentation of 2015 Draft Budget – Fred presented the 2015 proposed budget for approval at the November board meeting. Fred made an SMA Budget recommendations to the SMA board.
 - i. Obtain 3 bids from management companies
 - ii. Obtain 4 bids from property security companies
 - iii. Obtain the landscaping estimate from Earthtech.

Motion was made for Ginelle to put together a security committee to evaluate and recommend a security company to the Board by Sloan Clack, Seconded; Fred Goehler -Approved 3/Opposed 0

Motion was made for Sloan to move forward with getting management company bids and present to the board by Sloan Clack, Seconded; Fred Goehler - Approved 3/Opposed 0

Sloan thanked Fred for his great job on the budget committee.

7. **Unfinished Business**

- a) Destiny Church Update – Waiting for the results from the Hearing Examiner.
- b) CCR's Update – The CCR's are with the HOA attorney in final draft. Sloan will then move them along to the Declarant's attorney for review and final edits. Sloan, Angie & Ginelle will provide a schedule of events on how to move the CCR's forward.
- c) Deer Ridge Landscape Improvements – Ginelle has requested from the board to approve the Deer Ridge Bid Specifications Bid# 800504
Motion was made for the Deer Ridge Bid not to exceed \$3000, please provide pictures and subject to board approval before proceeding was made by Monica Gildea, Seconded; Fred Goehler – Approved 3/Opposed 0

8. **New Business**

- a) Town Hall Meeting – Cindy from the P.C. Sheriff's Dept. talked about security and there was a Halloween Party for the kids.
- b) New Office Sign Bid – The board reviewed the sign bids.
Motion was made to table the bids for a later date. The board has asked Ginelle to email the signs documentations to Tim and Eric for them to review prior to the next board meeting was made by Sloan Clack, Seconded; Fred Goehler – Approved 3/Opposed 0
- c) New ARC Member – The board reviewed the ARC committee candidates.
Motion was made to appoint Joy Sauer to the ARC committee, based on recommendation from Roy McNairy and the Management staff by Sloan Clack, Seconded: Fred Goehler – Approved 3/Opposed 0
- d) Neopost contract renewal upgrade – Reviewed Neopost options
Motion was made to upgrade the Neopost machine per TMT request with a 36 month agreement at \$31.95 per month by Sloan Clack, Seconded; Monica Gildea – Approved 3/Opposed 0
- e) Cambria fence line replacement bids – The board reviewed the fence bids.
Motion was made to table the fence bid approval for a later date and would also like Ginelle to set up a meeting with the fence companies to go over their bids that were submitted.
- f) Deer Ridge fence line replacement bids – The board reviewed the fence bids.
Motion was made to table the fence bid approval for a later date and would also like Ginelle to set up a meeting with the fence companies to go over their bids that were submitted.
- g) Private Security Bids – The board would like Ginelle to set up interviews for the private security companies to present their bids to the security committee.

- h) Earth Tech Landscaping Proposal – The board has requested that the Earth Tech landscaping proposal to be emailed to all of the board members to review and to be prepared to discuss and approve at the next meeting.
- i) Tax engagement letter – Cagianut & Company –
Motion was made to approve Cagianut & Company to prepare our 12/31/14 Federal Income tax return in the amount of \$200 and the board has authorized Sloan Clack to sign the agreement by Sloan Clack, Seconded; Fred Goehler – Approved 3/Opposed 0
- j) 2015 Reserve Study – The board was given the update “No Site-Visit” Reserve Study to review and if they had any questions or concerns to please contact Ginelle.

9. Adjourn to Executive Session at 7:18 pm

Motion to adjourn to executive session was made by Sloan Clack, Seconded; Monica Gildea – Approved: 3/Opposed: 0

Adjourn from Executive Session at 7:28 pm

Motion to adjourn from executive session was made by Sloan Clack, Seconded; Fred Goehler – Approved: 3/Opposed: 0

10. Return to Regular Session

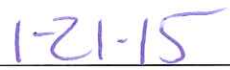
Adjournment

With no further business to go before the Board, the meeting was adjourned at 7:30 p.m. by Sloan Clack, Seconded; Fred Goehler – Approved: 3 /Opposed: 0

Approved:



Monica Gildea, Secretary



Date



Sloan Clack, President