

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
November 12, 2014**

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

Association Management: Ginelle Holyoak – TMT, Community Association Manager

1. Call to Order

President Sloan Clack opened the meeting at 4:02 p.m.

2. Consideration of Agenda – None

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

Bud Montgomery (homeowner) asked about the lights that are not working in the North Rim pond. Ginelle responded that Aquatechnex is aware of the problem and should be out in the next two weeks to investigate and hopefully to fix the problem.

4. Review and Approval of September Board Meeting Minutes

- a) Motion to approve the September 24, 2014 Meeting Minutes with noted changes was made by Sloan Clack, Seconded; Fred Goehler – Approved 5/Opposed 0.
- b) Motion to approve the September 24, 2014 Executive Session Meeting Minutes with added verbiage of Executive Session at the top was made by Tim Stephens, Seconded; Fred Goehler – Approved 5/Opposed 0

5. Presidents Report – nothing new to report

6. Financial Information and Management Report

- a) October Financials - The board reviewed the October 2014 financials.
Motion to approve the October 2014 financials as written was made by Eric Corliss, Seconded; Monica Gildea - Approved 5/Opposed 0
- b) Budget review and approval of 2015 Budget –
Motion to approve 2015 Budget as written was made by Tim Stephens, Seconded; Sloan Clack – Approved 5/Opposed 0

7. Unfinished Business

- a) Destiny Church Update – Sloan spoke regarding the Destiny update and stated the hearing examiner approved as presented. There is no answer yet on if Oakridge is going to build the park. It has been reported that construction may start as early as this coming spring.
- b) CCR's Update – no update
- c) Town Hall Meeting – Ginelle gave a brief overview. Both the meeting and kids Halloween party were well attended. The office received positive feedback.

- d) New Office Sign Bids – Management presented the new office sign bids as requested at the 08/20/14 Board meeting. Eric Corliss mentioned there is a monument sign policy and wanted Management to get bids more in the line with that design. The board requested the sign bids be tabled to the December Board meeting.
- e) Deer Ridge Fence Line Replacement – Consent in Lieu – The board signed the consent in Lieu
- f) Cambria Fence Line Replacement – Consent in Lieu – The board signed the consent in Lieu
- g) Private Security Bids – The board discussed the security bid. The board authorizes Sloan Clack to contract WPD up to \$75,000, keeping in mind shift changes, insurance and flexible hours to change as needed.
Motion was made by Sloan Clack, Seconded; Tim Stephens - Approved: 5/Opposed: 0
- h) Earth Tech Landscaping Proposal – The board reviewed and discussed Earth Tech’s proposal. The board would like Earth Tech to be more pro-active next summer on watering the medians.
Motion was made to contract with Earth Tech in the amount of \$19,220 plus tax per month for 12 months starting January 1, 2015 by Tim Stephens, Seconded; Eric Corliss - Approved: 5/Opposed: 0
- i) Deer Ridge Landscape Improvements – Discussed location and types of trees that would be planted.
- j) 2015 Reserve Study - Ginelle suggested moving funds from The Arbors initial installment of cluster mailboxes into irrigation for the 2015 year which would bring the total to \$13,000. Management also suggested adding another \$10,000 to make the total \$23,000 which would not impact the homeowner contribution to the Reserves.
Motion was made by Sloan Clack, Seconded; Fred Goehler - Approved: 5/Opposed: 0

8. Business


- a) Board review and approval of 2015 Board Meeting Dates – The board reviewed 2015 Board Meeting Dates.
Motion to approve by Tim Stephens, Seconded: Fred Goehler - Approved: 5/Opposed: 0
- b) Common Area Vandalism – Maple Tree’s – Management spoke to the board regarding a homeowner who topped two trees along 168th. A certified letter fining the owner for \$500 went out in the mail to the homeowner on 11/12/14.

9. Adjournment

With no further business to go before the Board, the meeting was adjourned at 5:28 p.m. by Sloan Clack, Seconded; Eric Corliss – Approved: 5 /Opposed: 0



Monica Gildea, Secretary



Date



Sloan Clack, President