

**SUNRISE MASTER ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
November 18, 2015**

**BOARD OF DIRECTORS:** Sloan Clack, Monica Gildea, Fred Goehler, Brenda Pearson  
Eric Corliss – Arrived at 4:10 pm

**Association Management:** Angie Orr – TMT – Senior Director, Large Scale Management  
Robbin Coltom – TMT – Master Planned Communities Administrator -  
Absent

1. **Call to Order and Confirmation of Quorum -**  
President Sloan Clack opened the meeting at 4:07 p.m.
2. **Consideration of Agenda – New Business – d) Proposal for fence repairs**
3. **20-Minute Open Forum and Homeowner Comment Period –**  
Udo Mehlberg – 134<sup>th</sup> Lane E
  - a) Udo asked when the missing and damaged trees would be replaced. Angie with TMT responded that the focus is on fertilization and leaf removal at this time and Earth Tech will be providing the SMA with a proposal soon.
  - b) Website – Udo complimented the security reports on the website and said they were very informative, however they are not always showing up. Angie with TMT reassured Udo that Kiara was in the process of updating the SMA website.

James & Alice White – 128<sup>th</sup> Ave E

Mr. and Mrs. White voiced their concerns regarding the street light that was removed on 128<sup>th</sup> Ave E & Sunrise Blvd and had safety concerns regarding the new construction site that trucks are leaving large debris on Sunrise Blvd. The board suggested that anytime they have concerns to please call Pierce County and speak to Paul Barber and he should be able to answer all of your questions and concerns.

The board requested Angie with TMT to contact Paul Barber at Pierce County to find out what the light plan on the boulevard is and when she receives a response to contact Mr. and Mrs. White.

Dody Corigliano – 128<sup>th</sup> Ave E

Dody is new to our community and noticed that the street signs have been removed by the new construction area and wanted to know if the signs will be replaced? The board reassured her that normally once the new road is complete the signs will have to be replaced.

Dody wanted to know why the HOA meetings were not announced and why the meeting was at 4:00 pm. Angie with TMT explained that the board meeting schedule is sent out yearly in an eblast to all of our homeowners and the times of the meetings are alternated between 4:00 and 6:00 pm.

Rebecca Fradette - 159th St E

Rebecca had concerns regarding Earth Tech not using safety cones to block their vehicle when they are working on Sunrise Blvd.

Tim Stephens – 135<sup>th</sup> Ave E

Tim was representing his client Chris Bell who is selling his home. Mr. Bell did not understand why he has to pay \$110 for Condo certs to sell his home. The question also was why homeowners have to go through Condo certs and pay additional fee's when it use to be you could call the management office and they would provide the information necessary.

Angie with TMT told Tim and the board that she would check on our options of what we can do in the future for homeowners selling their home.

4. **Review and Approval of October 21, 2015 Board Meeting Minutes –**  
Motion to table the October 21, 2015 board meeting minutes until the next board meeting was made by Sloan Clack, Seconded; Brenda Pearson – Approved 5/Opposed 0
5. **Presidents Report –** The CC&R are under review and the goal is for them to be presented at the March 2016 Annual Meeting as a recorded document.
6. **Financial Information and Management Report**
  - a) October Financials - The board reviewed the October 2015 financials. The board has requested that the irrigation costs be looked at on why they are so high. Angie with TMT explained that part of the problem is that we do not have rain sensors which would help with the sprinklers not to go off when necessary. Earth Tech will be providing the board with a proposal to add and replace rain sensors.  
Motion to approve the October 2015 financials with modifications to financials was made by Eric Corliss, Seconded; Sloan Clack – Approved 5/Opposed 0
7. **Unfinished Business**
  - a) Office Copier –  
Motion to table until next month's board meeting was made by Sloan Clack, Seconded; Monica Gildea – Approved 5/Opposed 0
  - b) Security Update – Monica updated the board on the security committee meeting and discussed the committee's plans which included going out and accepting bids for the 2016 security contract.
  - c) 2016 Draft Budget – Sloan thanked the budget committee. The board has requested that the management line item needed to be increased for an onsite manager. The increase will adjust the monthly HOA dues slightly. There board did state that there has been no increase to the HOA dues in years.  
Motion to approve the October 16, 2015 revised budget for 2016 was made by Brenda Pearson, Seconded; Fred Goehler – Approved 5/Opposed 0
8. **New Business**
  - a) Maintenance Reserves Transfer –



Motion to transfer \$23,000 from the maintenance reserve account to the operating account to reimburse for repairs that were made to the booster pump was made by Sloan Clack, Seconded; Fred Goehler – Approved 5/Opposed 0.

The board has requested that Angie with TMT to check on who made the repairs previously.

- b) Homeowner Request – In Home Business – The board has requested Angie with TMT to contact the homeowner and ask more questions regarding her business and the approval of the neighbors.
- c) Homeowner Request – Gate in New Fencing – Motion was requested to approve or deny the installation of a French door in the common area fencing of the homeowner's yard.  
Motion was made to deny the request to have any gate in the common area fencing.  
Approved 4/Opposed 1
- d) Proposal Fence Repair –  
Motion to approve Yard Works Landscaping proposal to replace fencing on 163<sup>rd</sup> St Ct E in the contract amount of \$34 LF was made by Brenda Pearson, Seconded; Eric Corliss – Approved 5/Opposed 0

**Adjournment to Executive Session at 5:45 pm**

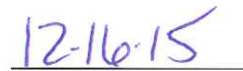
Motion to adjourn to executive session was made by Eric Corliss, Seconded; Brenda Pearson – Approved 5/Opposed 0

**Adjourn from Executive Session at 6:00 pm**

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

With no further business to go before the Board, the meeting was adjourned at 6:00 p.m. moved by Sloan Clack, Seconded; Monica Gildea – Approved 5 /Opposed 0

  
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Monica Gildea, Secretary

  
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Date

  
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Sloan Clack, President