

Sunrise Master Association

BOARD OF DIRECTORS MEETING

Meeting Minutes

Sunrise Master Association Clubhouse

January 18, 2017 – 4:00 PM

BOARD OF DIRECTORS: Eric Corliss (Absent), Sloan Clack, Monica Gildea, Fred Goehler, Brenda Pearson

Association Management: Kathy Berrens, Sunrise Community Association Manager, TMT
Robbin Coltom (absent), Sunrise Assistant Community Manager, TMT
Angie Orr, Senior Director, Large Scale Management, TMT

1. Call to Order and Confirmation of Quorum: President Sloan Clack called the meeting to order at 4:00 pm.
2. Consideration of Agenda: No changes to the Agenda.
3. 20-Minute Open Forum and Homeowner Comment Period
 - a) Follow up from December Board Meeting: No follow up for meeting. Robbin to follow up with homeowner concern about greenbelt trees.
 - b) Homeowner comments: No homeowner comments.
4. Review and Approval of: December 14, 2016 Board Meeting Minutes
Motion to approve December 14, 2016 Board Meeting Minutes was made by Monica Gildea, Seconded by Brenda Pearson; Approved 3/Opposed 0
5. Financial Information - December 2016 Financials:
Motion to table approval of December 2016 Financials until the February 15, 2017 Board meeting to allow time for review of Association Manager concerns was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0
6. Presidents Report: No president report provided.
7. Management
 - a) Manager's report: Kathy Berrens provided year end reports and updated the Board on current happenings. Coupon books were sent on in December, 2016. CCR's were mailed out to homeowners. New landscapers have been on site and the lead foreman is working with the management team to familiarize himself and the crew with the property. The concrete fence project is finishing along Sunrise Boulevard. The Specific Assessment for Gates in Emerald Pointe was mailed to Emerald Pointe lot owners on January 17, 2017.
8. Consent in Lieu Signatures
 - a) Account #735283
 - b) Account #821426**Motion** to reverse the consent in lieu decision to approve the Compliance Hearing Committee recommendation on account number 821426 and send that appeal back to the Compliance Hearing

Committee for their reconsideration was made by Brenda Pearson and seconded by Monica Gildea. Approved 4/Opposed 0.

9. Unfinished Business

a) Set Goal setting meeting January 26, 2017, 4pm

Motion to set a Board of Directors Goal setting meeting for January 26, 2017, at 4pm was made by Brenda Pearson and seconded by Sloan Clack. Approved 4/Opposed 0.

b) Set Annual Meeting March 22, 2017 6:30pm

Motion to set the Sunrise Annual meeting for March 22, 2017 at Emerald Ridge High School for 6:30pm with vendors arriving at 6:00pm was made by Monica Gildea and seconded by Sloan Clack. Approved 4/Opposed 0.

10. New Business

a) Homeowner request

Motion to waive \$37.00 late fees on account # 801095 and accept the homeowner's payment plan of two payments by February 10, 2017 to pay account to zero balance and sign up for ACH and failure to abide by signed payment plan will result in late fees being reapplied to the account.

Motion to deny homeowner request for account # 555192 was made by Brenda Pearson and seconded by Fred Goehler. Approved 4/Opposed 0.

b) Audit report for 2015

Motion to table approval 2015 Audit report until the February Board Meeting to allow time to have questions answered was made by Sloan Clack and seconded by Monica Gildea. Approved 4/Opposed 0

c) Write Off's for 2016

Motion to accept 2016 write offs and post as prior year adjustment on financials of \$32,221.40 was made by Monica Gildea and seconded by Brenda Pearson. Approved 3/Opposed 1

d) Compliance Hearing recommendations


Motion to accept the Compliance Hearing Committee recommendation to uphold fine of \$250 for ARC violation for account # 621871 was made by Brenda Pearson and seconded by Monica Gildea. Approved 4/Opposed 0

Motion to accept the Compliance Hearing recommendation to uphold fine of \$250 for ARC violation for account # 852672 was made by Brenda Pearson and seconded by Fred Goehler. Approved 4/Opposed 0

Motion to accept the Compliance Hearing Committee recommendation to uphold the ARC's denial of their request for a garage conversion for account # 555145. Approved 4/Opposed 0

11. Adjourn: **Motion** to adjourn the meeting at 5:30pm was made by Brenda Pearson and seconded by Monica Gildea. Approved 4/Opposed 0.


Monica Gildea, Secretary


Date


Sloan Clack, President