

Sunrise Master Association

BOARD OF DIRECTORS MEETING

Meeting Minutes

Sunrise Master Association Clubhouse

February 15, 2017 – 6:00 PM

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

Association Management: Kathy Berrens, Sunrise Community Association Manager, TMT
Robbin Coltom, Sunrise Assistant Community Manager, TMT
Angie Orr, Executive Community Association Manager, TMT

1. Call to Order and Confirmation of Quorum: President Sloan Clack called the meeting to order at 6:10 pm.
2. Consideration of Agenda: No changes to the agenda.
3. 20-Minute Open Forum and Homeowner Comment Period
 - a) Follow up from January Board Meeting: Kathy Berrens reported that new garbage cans with attached lids are scheduled to be transitioned into the Sunrise area by mid April 2017.
 - b) Homeowner comments: A letter from several Emerald Pointe homeowners outlining their concerns was presented to the Board. Many of the concerns and questions regarding the Emerald Pointe Community and gate repairs were addressed.

Kathy explained in detail the history and current status of the gates. The gates were put in by the developer of Emerald Pointe and recently dedicated to the Sunrise Master Association. Builders were asked to consider cameras or their own security to reduce the vandalizing of the gates due to construction materials theft, but they declined. The Sunrise Master Association Board determined that the gates are exclusive to Emerald Pointe homeowners and that SMA general funds should not be used for gate repairs and maintenance. Board member Brenda Pearson noted that the gates at Sierra Sun are currently broken and repair costs are charged to the homeowners, specific to Sierra Sun.

Kathy explained that the Specific Gate assessment allows for secured funding to make repairs in a timely manner. She also shared that options for lighting and cameras are being evaluated. Kathy noted that a survey for Emerald Pointe homeowners is being drafted to help gain input from homeowners regarding gate and community specific issues. Board President, Sloan Clack reported that contact with the County has been made regarding enforcement of Codes regarding lighting in the approved Plat. She also addressed questions about insurance coverage for gate repairs by sharing that the Board has considered turning in the gate repair claims to the insurance company would likely increase rates which would impact the entire SMA community verses those who benefit from the gates exclusively.

Additional Emerald Pointe questions and concerns were addressed during the comment period including, but not limited to, questions about the Emerald Pointe Sub-Association and parking. Association Management, Kathy Berrens shared some history about the flag being installed without approval. It was noted that at the time complaints came into the SMA, it was flying improperly and despite repeated requests to the builder, who installed it, they would not remove the flag. The Sunrise Master Association has taken down the flag. Kathy also provided some clarification about the Emerald Pointe Sub-Association. She explained that the declarant of the

Emerald Pointe plat (Oakpointe) has filed CCRs for Emerald Pointe but at this time has not implemented a homeowner board to her knowledge. When the builder is finished building the plat, the Emerald Pointe Homeowners Association typically would be turned over to the homeowners.

Regarding concerns about parking, Kathy Berrens explained that she has been in contact with the Fire Marshall to determine if there are issues with emergency access and the possibility of creating red curbs on one side of the street. Security is tagging vehicles in an effort to remind homeowners not to park in the streets.

Other topics discussed during the homeowner comment period were, de-icing of common areas during inclement weather, common area fencing requirements and security information for the community.

Homeowner Concerns were expressed about how the proposed mining will impact the community. Sloan Clack responded with some details about the project. The developer attempted to obtain a fill and grade permit, but the County required a mining permit based on the size of the area set for grading. The developer submitted impact studies with the original application in an effort to address County and homeowner concerns during the application process. This area of South Sunrise has been a part of the Master Plan since inception and preparing it for development is the next step in for this portion of the community. Sloan reminded homeowners that most all of the plats in Sunrise are built on rock. Grading and extraction have been preliminary steps for development in most all plats.

4. Review and Approval of:

a) January 18, 2017 Board Meeting Minutes

Motion to approve January 18, 2017 Board Meeting Minutes was made by Brenda Pearson, seconded by Eric Corliss; Approved 4/Opposed 0

5. Financial Information

a) December 2016 Financials

b) January 2017 Financials

Motion to postpone reviewing the 2016 December and 2017 January financials for approval until the settlement disbursement has been finalized was made by Sloan Clack and Seconded by Fred Goehler. Approved 4/Opposed 0

6. Presidents Report: President Sloan Clack had nothing specific to report.

7. Management

a) Manager's Report: Manager Kathy Berrens provided updates and information on various Sunrise matters:

1. The flag has been taken down at the Emerald Pointe Park. Kathy Berrens provided four options for action on the flag including the cost for each option.

Motion to leave pole as it currently exists, with no flag was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0

2. Kathy Berrens reported that options for better lighting around the gates are being explored and other solutions including security cameras are being discussed with the gate maintenance company.

3. Kathy Berrens shared recent security updates with the Board This was also posted on Facebook, sent in an Eblast and posted on the Webiste. Sheriffs are reporting that speeding on the boulevard has decreased.

4. Kathy Berrens updated the Board on the status of an HOA owned home and provided information about selling the home.

Motion to allow TMT to select an agent to list the home and set a price based on attorney confirmation and title review, after exhausting private buyer options and sell it "as is" was made by Brenda Pearson and seconded by Eric Corliss. Approved 4/Opposed 0

5. The Sunrise Annual Membership Meeting is set for March 22, 2017. Kathy Berrens reported that several vendors have signed up. Voting will take place at the meeting to fill the Board of Directors position being vacated by Fred Goehler.

Motion to authorize that all votes be taken by ballot at the Annual Meeting was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0

8. Consent in Lieu Signatures:

- a) The Sunrise Board of Directors authorizes the Community Manager to purchase 100 \$5.00 gift cards to award to new homeowners completing the Consent for Electronic Transmission form needed to email official electronic notices from the Sunrise Master Association to homeowners in lieu of USPS.
- b) The Sunrise Board of Directors authorizes the Community Manager the ability to hire counsel to respond to correspondence received from The Ridge Plat owner's attorney.
- c) The Sunrise Board of Directors authorizes the Community Manager to publish the 2017 Goals of the Association on the facebook page and the website.
- d) The Sunrise Board of Directors authorizes the Community Manager the ability to administer a settlement recommendation on Sunrise SABA account# 593251.

9. Unfinished Business

- a) Audit Report for 2015: Kathy Berrens reviewed the 2015 Audit review key details with the Board **Motion** to accept the Audit report from Cagianut & Company and to authorize signatures on representation letters was made by Brenda Pearson and seconded by Fred Goehler. Approved 4/Opposed 0.
- b) Delinquency Report Review: **Motion** to table review of Delinquency Report until March 1, 2017 meeting was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0.

10. New Business

- a) Operating funds to Money Market Transfer: **Motion** to transfer \$100,000 from AAB Sunrise Operating account to Homestreet Money Market account was made by Sloan Clack and seconded by Eric Corliss. Approved 4/Opposed 0.
- b) Sunrise Insurance Proposal: **Motion** to accept Sunrise Insurance Proposal from Arthur J. Gallagher & Co was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0.
- c) Compliance Hearing Committee Recommendation: Kathy Berrens presented the Compliance Hearing Committee's recommendation to the Board regarding account #821426. **Motion** to accept the Compliance Hearing Committee recommendation of a \$250 fine to account #821426 was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0.
- d) Homeowner Violation Waiver Requests: These requests were reviewed by the Board and additional information was requested from TMT to be reviewed at the next meeting. Motion to send fence appeal to the Hearing Compliance Committee was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0.

11. Adjourn: **Motion** to adjourn at 9:07 pm was made by Sloan Clack and seconded by Eric Corliss. Approved 4/Opposed 0



Monica Gildea, Secretary



Date



Sloan Clack, President