

Sunrise Master Association

BOARD OF DIRECTORS MEETING

Meeting Minutes

Sunrise Master Association Clubhouse

May 17, 2017 – 6:00 PM

BOARD OF DIRECTORS: Sloan Clack, Monica Gildea, Roger Elmore, Brenda Pearson
Eric Corliss Absent

Association Management: Kathy Berrens, Sunrise Community Association Manager, TMT
Robbin Coltom, Sunrise Assistant Community Manager, TMT
Denise Rasmussen, Executive Community Manager, TMT

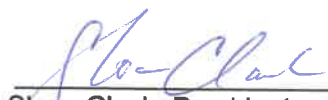
1. Call to Order and Confirmation of Quorum: President Sloan Clack opened the meeting at 6:00pm
2. Consideration of Agenda: No changes or additions were requested
3. 20-Minute Open Forum and Homeowner Comment Period
 - a) Follow up from April 19, 2017 Board Meeting: Kathy Berrens provided updates on several homeowner concerns and questions that were brought to the Board at April's meeting
 - b) Homeowner comments: A homeowner addressed the Board with a request about her account.
4. Review and Approval of:
 - a) April 19, 2017 Board Meeting Minutes:
Motion to approve the April 19, 2017 meeting minutes was made by Brenda Pearson and seconded by Monica Gildea. Approved 4/Opposed 0
5. Financial Information: Kathy Berrens reviewed the comparative income sheet noting year to date variances. She also presented the Board with a financial balance sheet through April 30th providing a snapshot of the financials for 2017. December financials are part of the executive session agenda.
6. President Report/Development Update: President Sloan Clack reported that Sunrise development is moving forward at a rapid pace. The Retreat will include 49 homes and is expected to go vertical sometime next few months. The 88 lots at The Ridge have been platted and approximately 15 lots have been approved for new construction. Work has begun at The Woodlands for the 67 lots and import of dirt will follow a route over 180th as to alleviate congestion at the 122nd and 184th intersection. Also coming to Sunrise will be; The Crossings with approximately 157 lots and Area 15 with approximately 140 lots.
7. Management
 - a) Landscape Update: Jason Hurley from Sound Landscape Professionals provided an update of landscape services. He noted that extremely wet conditions have impacted the services, but as the weather is improving they are fine tuning the schedule to meet the needs of the community. Jason also reported that there are a number of irrigation issues to be corrected and explained the direction he would like to take with the system.
 - b) Manager's Report: Kathy Berrens reported on various Association projects and events including the progress of the concrete fence and a recap of the Security Town Hall Meeting held on May 16th. Kathy noted that the Emerald Pointe Questionnaire is on hold pending some discussion with the developer (MS Emerald Ridge) regarding the status of the community. Kathy also provided the Board with an update on the sale of West property.

- c) Compliance Officer update: Kathy Berrens reported many violation letters went out during the first round of site reviews by our new Compliance Officer and there was significant improvement during the second round of site inspections. Kathy also reviewed the options for providing an electronic device and software through the management company specifically for the Compliance Officer. Kathy is going to research the options further and report back to the Board at the June meeting.
8. Unfinished Business: No unfinished Business was discussed.
9. New Business: Kathy Berrens presented the details of a compliance appeal and reported the Compliance Hearing Committee recommendation to the Board.
Motion to accept the Compliance Hearing Committee's recommendation on account #897421 that the violation fee be waived with the condition that an ARC application with a proposal for correcting the fence paint violation be submitted to the ARC by 6/30/17 and with ARC approval, the fine will be waived, was made by Brenda Pearson and seconded by Sloan Clack. Approved 4/Opposed 0.
10. Executive Session pending litigation matters
Motion to move to executive session regarding litigation matters at 8:00 pm was made by Brenda Pearson and seconded by Sloan Clack. Approved 4/Opposed 0.
Motion to resume to regular session at 9:35 pm was made by Brenda Pearson and seconded by Sloan Clack. Approved 4/Opposed 0.
Motion to approve the December 2016 Financials was made by Sloan Clack and seconded by Brenda Pearson. Approved 3/Opposed 1.
Motion to engage Cagianut & Company to perform a 2016 audit of Sunrise Financials was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0
Motion to authorize the SMA manager to lien the 84 remaining lots in The Ridge who have not paid dues since December 2016 was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0.
Motion to deny request to waive late fees for account #892816 was made by Sloan Clack and seconded by Monica Gildea. Approved 4/Opposed 0.
Motion to deny request by homeowner of account #891663 to make payments to cover balance on account that was not paid during escrow was made by Sloan Clack and seconded by Roger Elmore. Approved 4/Opposed 0.
Motion to deny homeowner request that fine is waived from account # 555373 for basketball hoop violation was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0.
11. Adjourn
Motion to adjourn the meeting at 10:00 pm was made by Sloan Clack and seconded by Roger Elmore. Approved 4/Opposed 0.
Approved 4/Opposed 0.



Monica Gildea, Secretary

Date 6/21/17



Sloan Clack, President