

**Sunrise Master Association**

**BOARD OF DIRECTORS SPECIAL MEETING**

**Meeting Minutes**

*Sunrise Master Association Clubhouse*

**July 11, 2017 – 2:00 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 Association Manager TMT  
John Miller, Division Executive Vice President TMT  
Elizabeth Cox, Division Controller, TMT  
Denise Rasmussen, Executive Community Association Manager, TMT

1. Call to Order: President Sloan Clack called the meeting to order at 2:15 pm.
2. TMT Financial Presentation: The Management Trust team presented the Board with a packet including the full financials for May and a cover page highlighting AR's approach to better accounting services for Sunrise.
  - a) AR Support for Sunrise:  
Elizabeth Cox reviewed the highlights which included; assigning a dedicated AR specialist to Sunrise, implementing bi weekly conference calls between the TMT AR team and the Sunrise onsite staff and at Kathy's request, Elizabeth and the AR person will visit Sunrise on-site in order to better understand the community dynamics.
  - b) May Financials:  
Elizabeth Cox went through the financials one tab at a time reviewing the details, noting improvements or changes and answering questions from the Board. Line items were also reviewed showing where the Association is over or under budget.

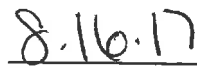
After Board discussion, TMT leadership was thanked for their commitment to Sunrise.


**Motion** to move to executive session regarding litigation matters at 5:20 pm was made by Roger Elmore and seconded by Sloan Clack. Approved 4/Opposed 0.

Resumed regular session at 5:44 pm

**Motion** to adjourn meeting at 5:45 was made by Roger Elmore and seconded by Sloan Clack. Approved 4/Opposed 0

  
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Monica Gildea, Secretary

  
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Date

  
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Sloan Clack, President