

Sunrise Master Association

BOARD OF DIRECTORS MEETING

MEETING MINUTES

Sunrise Master Association Clubhouse

September 19, 2017 – 6:00 PM

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

Association Management: Kathy Berrens, Robbin Coltom

1. Call to Order and Confirmation of Quorum: President Sloan Clack opened the meeting at 5:59 pm.
2. Consideration of Agenda: SMA Manager, Kathy Berrens, added; 7e under unfinished business, parking lot repair estimate and 8c under new business; Board Meeting date change.
3. Review and Approval of:
 - a) August 16, 2017 Board Meeting Minutes: SMA Manager Kathy presented a draft of the August Meeting Minutes and reviewed the rules on minute taking from Robert's Rules of Order and industry standards of meeting minutes. She noted that meeting minutes are a record of what is done at a meeting and not what is said. The Board will review the presented draft and approval will be obtained via Consent in Lieu.
4. Financial Information
 - a) July Financials not available due to a miscommunication at The Management Trust regarding delivery process and timing.
5. President's Report/Development Update: Board President Sloan Clack provided an update on development progress.
 - The Retreat – The plat is final and has been sold to Richmond American Homes. Construction has begun on the 49 lot plat.
 - The Woodlands – There are 67 lots which are expected to be ready by the end of the year.
 - The Crossings - This is a 172 lot community currently in the process of obtaining plat approval.
 - Area 15 – A community of 147 lots, currently in the county permitting process.
 - Uplands – A developer of 320 acres adjacent to Sunrise is trying to rezone the area to permit 1380 units.
6. Manager's Report: SMA Manager Kathy reported on a number of issues.
 - The Retreat -A meeting with the new owners of The Retreat, Richmond American Homes, went well. They are complying with our governing documents and are very cooperative.
 - Landscaping update – It has been great to work with Teufel and they are off to a great start. They have provided a full time irrigation technician who has made many repairs and improvements to our system. He is working on a 2018 Project list of improvements in order to provide the best irrigation services to the community in the future. The median water service was stopped unbeknownst to staff and resulted in brown grass. Research is being done to determine how to get irrigation to the medians.
 - Emerald Pointe Key Pad – The insurance company has paid and a new key pad has been installed including bollards to protect it. It will go active in the next week or two.
 - Emerald Pointe irrigation issues due to developer/builder – Major irrigation lines were damaged that have caused system failures in large areas. Investigation is in progress and repairs are being made.

- Violation Update – Our Violation Officer has been out regularly working to improve out of compliance issues such as visible trash bins, yard maintenance, etc.
- Weekly Management Report – The SMA Manager will be implementing a “Wednesday Report” of updates and current happenings in the community. Various ways to disseminate Association information to the community was discussed.
- A reminder – The off-duty Common Area Emergency number is 425-897-3400

7. Unfinished Business

- a) EP Point Speed bumps/Stop signs/stripping: SMA Manager Kathy has obtained bids for installing stop signs, painting stop bars and installing speed bumps in front of the gates in Emerald Pointe. It has been determined that “no parking” signs are not a feasible option because it would require they be installed on private property. Upon the recommendation of the Fire Department, parking must be limited to one side of the street. Another option is yellow curb stripping with the words “No Parking Fire Lane”. Upon discussion with homeowners present at the meeting, the Board requested that the Association hold a Emerald Pointe Town Hall to discuss this further.

Motion to approve bids totaling \$13,765 for stop signs, stripping and speed bumps was made by Roger Elmore and seconded by Monica Gildea. Approved 4/Opposed 0

- b) EP Surveillance – Bids were reviewed and will be discussed further.
- c) Tree Replacement – SMA Manager Kathy provided more details about what kinds of trees are to be replaced and where. President Sloan Clack will have this reviewed by the developer.

Motion to table approval of tree replacement pending developer input was made by Sloan Clack and seconded by Monica Gildea. Approved 4/Opposed 0. This will be sent via Consent in Lieu.

- d) AR Prepaid Project Update – 155 properties reviewed to date.
- e) New parking lot repair bids – Repairs needed to be made over more square footage than previously determined.

Motion to approve new parking lot repair bids with possible adjustments to pricing was made by Brenda Pearson and seconded by Roger Elmore. Approved 4/Opposed 0.

8. New Business

- a) Irrigation Pump Replacement – The 168th Street irrigation pump is inoperable and needs replacement.

Motion to approve the replacement of the irrigation pump at 168th Street for the amount of \$3927.44 was made by Brenda Pearson and seconded by Monica Gildea. Approved 4/Opposed 0

- b) Compliance Recommendations:
- Utility trailer waiver denial – waiver request withdrawn by homeowner #555943
 - Camp trailer waiver denial on homeowner #828764

Motion to uphold the recommendation of the Compliance Hearing Committee to deny waiver request by homeowner #828764 for on-site trailer storage was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0.

Motion to move future Board meeting dates from Wednesdays to Tuesdays was made by Roger Elmore and seconded by Monica Gildea. Approved 4/Opposed 0.

9. 20-Minute Open Forum and Homeowner Comment Period - The following items were addressed by homeowners in attendance at the meeting:

- Updates were requested regarding Emerald Pointe fencing concerns.
- Concerns were expressed that the yellow stripping on the curbs for no parking would be unsightly. It was also, noted that if the signs are not an option, painting the curbs will be necessary for the safety of the community.
- Concerns were expressed about the new key pad at the Emerald Pointe gate not being the same as the previous pad. Bollards were added to protect the pad, but the pad is no longer surrounded by rock. Can rockery be added?
- Concerns were expressed about dead grass that resulted from damage done by builders to major irrigation lines.
- Clarification was requested as to whether or not existing key fobs would need to be reprogrammed.
- Questions were asked about entry lighting and who will pay for that improvement. Also, why does the County not enforce the lighting requirement of the approved Emerald Pointe plat?

- How will parking rules be enforced throughout Emerald Pointe and it was addressed that an enforcement plan would be created.

10. Executive Session* pending litigation matters

Motion to move to executive session regarding litigation matters at 7:59 pm was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0.

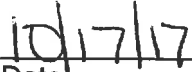
Reconvened into regular session.

11. Adjourn

Motion to adjourn at 8:55 pm was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0.



Monica Gildea, Secretary



Date



Sloan Clack, President