

Sunrise Master Association

BOARD OF DIRECTORS MEETING

Meeting Minutes

Sunrise Master Association Clubhouse

November 14, 2017 – 6:00 PM

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

Association Management: Kathy Berrens, Robbin Coltom, Denise Rasmussen; TMT

1. Call to Order and Confirmation of Quorum: President Sloan Clack opened the meeting at 6:00pm
2. Consideration of Agenda: No changes were made to the agenda.
3. Review and Approval of October 17, 2017 Board Meeting Minutes”
Motion to approve the October 17, 2017 Sunrise Board Meeting Minutes was made by Brenda Pearson and seconded by Monica Gildea. Approved 4/Opposed 0.
4. Financial Information
 - a) September
Motion to approve the September 2017 Financials was made by Roger Elmore and seconded by Monica Gildea. Approved 4/Opposed 0.
5. President’s Report/Development Update _ President Sloan Clack provided a brief update of development projects.
 - The Retreat – Things are moving forward quickly and construction has begun on the model home.
 - The Woodlands – Plat work on the 67 lots at The Woodlands is expected to be completed by the end of the year.
 - The Crossings – This 172 lot plat is still in with the county awaiting approval.
 - Area 15 – This 147 lot plat is currently in the permitting process with the county.
 - Area 17 – The plat for 170 lots has been submitted to the county.
 - The Uplands – The application to rezone this 320 acre property (not part of Sunrise) adjacent to Sunrise is still in with the county.
 - Sunrise Park – Features for the regional park are being prepared and reviewed. .
 - The Emerald Pointe Commercial plat is still under review at the county.
6. Manager’s Report - SMA Manager Kathy Berrens reported on several community projects.
 - Landscaping – One of the entrance pond lights is out and repairs are coming. The landscapers have winterized all irrigation and are working hard to keep leaves under control throughout the community.
 - Budget Mailing – The 2018 Budget Mailing will be sent out within the next week.
 - Meeting Projector – SMA Manager Kathy Berrens requested approval for the purchased of a projected to be used in meetings as a visual aid per the suggestion of a homeowner.
Motion to authorize the purchase of projector for up to \$1500 was made by Brenda Pearson and seconded by Roger Elmore. Approved 4/Opposed 0.

- Emerald Pointe update – Curb painting and Stop sign installation is schedule for November 28th and 29th weather permitting. Speed bumps at the gates are installed. Lighting is ordered and is 8-10 weeks out. Reflective tape has been added to both sides of the gates.
- Boulevard Medians – After a review of costs and logistics, electricity and irrigation will not be added to the medians.
- Emerald Pointe Gate Cameras – Input from the Sheriff's department revealed that the requirements necessary to actually prosecute anyone caught on camera are quite extensive and meeting those requirements is unlikely.
- Resolution for Private Street Parking – SMA Manager Kathy Berrens presented a parking policy to be enforced on private streets in Sunrise. The Board reviewed the policy and discussed the details.

7. Unfinished Business: No unfinished business was discussed.

8. New Business

- 184th Irrigation repair proposals – Vandalism to street lights and irrigation has been an issue. Repairs will include measures to protect the system.

Motion to approve bids from Teufel and A+ Electric Connection totaling \$12,143.39 to repair, improve and protect the irrigation system and meter on 184th was made by Brenda Pearson and seconded by Monica Gildea. Approved 4/Opposed 0.

- Savannah Ridge 2018 Special Assessment – SMA Manager Kathy Berrens explained the purpose and process for the Savannah Ridge 2018 Special Assessment.

Motion to approve and establish the Savannah Ridge special Assessment for 2018 with a total cost of \$4,745.76 was made by Roger Elmore and seconded by Brenda Pearson. Approved 4/Opposed 0.

- Rain Sensors for irrigation system – Rain sensors will be added to the irrigation controls to ensure sprinklers do not run during periods of rain.

Motion to approve the bid from Teufel of \$3,936.40 for purchase of 18 rain sensors using 2017 funds was made by Brenda Pearson and seconded by Roger Elmore. Approved 4/Opposed.

- Toy Drive Request – A local Boy Scout group has requested to leave a drop off box in our office for a toy drive to benefit Foster programs.

Motion to approve the use of the Sunrise Master Association Office as a drop off site for the Boy Scout Toy Drive was made by Roger Elmore and seconded by Brenda Pearson. Approved 4/Opposed 0.

9. 20-Minute Open Forum and Homeowner Comment Period – Sunrise homeowners were given an opportunity to comment on various community projects and policies. Addressed during this session were the following topics:

- Concern was expressed about the height and location of the Emerald Pointe speed bumps. The Board will investigate the specs on the speed bumps.
- Complaints were made about builders working late. Work hours are 7am to 7pm, and worker after hours should be reported to the county. SMA Management has removed temporary gate codes and can monitor gate activity by builders.
- It was noted that construction crews in Emerald Pointe are leaving materials and debris on sidewalks and in roads. Builders have been violated and told to clean up.
- A homeowner reported that builder signs are blocking the view of on coming traffic when exiting the main gate at Emerald Pointe. The SMA Manager will look into the sign placement and act accordingly.
- Homeowners asked questions and expressed concerns about the curb painting in regards to parking and aesthetics. The reasons behind the decision to paint curbs were reviewed and The Board noted that safety is a top priority in this decision.
- Questions were asked about what kind of services will be provided for snow removal. Last year was an exceptional year of snow for our area and it is not typical for communities to have their

own snow equipment. The county maintains the public roads and sidewalks, but will not service private roads.

10. Executive Session pending litigation matters:

Motion to recess to executive session was made by Sloan Clack and seconded by Monica Gildea. Approved 4/Opposed 0.

Motion to uphold the Compliance Hearing Committee recommendation for account #5555929 that two fine will not be waived and the third fine will be on hold pending legal opinion was made by Sloan Clack and seconded by Monica Gildea. Approved 4/Opposed 0.

Motion to uphold the Compliance Hearing Committee recommendation for account #588406 to waive the fine and grant the homeowners 6 months to move the trailer from the property was made by Sloan Clack and seconded by Monica Gildea. Approved 4/Opposed 0.

Motion to uphold the Compliance Hearing Committee recommendation for account #462802 to waive the fine and grant the homeowners 6 months to move the trailer from the property was made by Sloan Clack and seconded by Monica Gildea. Approved 4/Opposed 0.

11. Adjourn:

Motion to adjourn at 8:55 pm was made by Roger Elmore and seconded by Monica Gildea. Approved 4/Opposed 0.



Monica Gildea, Secretary

12-12-17

Date



Sloan Clack, President