

Sunrise Master Association

BOARD OF DIRECTORS MEETING

MEETING MINUTES

Sunrise Master Association Clubhouse

January 15, 2019 – 4:00 PM

BOARD OF DIRECTORS: Sloan Clack, Roger Elmore, Brenda Pearson, Monica Gildea
Melinda Jobst

Association Management: Juanita Carbaugh, Debra Porter, Alex Carabello

1. Call to Order and Confirmation of Quorum: President Sloan Clack opened the meeting at 4:00 pm.
2. Consideration of Agenda
Add item "J" under New Business.
3. Review and Approval of:
 - a) December 18, 2018 Sunrise Board Meeting Minutes
Motion to approve the December 18, 2018 Sunrise Board Meeting Minutes was made by Brenda Pearson and seconded by Sloan Clack. Approved 3/Opposed 0
4. Review of Financial Information:
 - a) December Financials
No motion requested
5. Presidents Report/Development Update –
 - The Woodlands
 - 67 lots and a dog park will go vertical in March
 - The Madronas
 - 122nd/180th – 162 lots
 - Has been submitted for final plat approval
 - The Crossings
 - 180 lots
 - Will be submitted for preliminary plat approval soon
 - Glacier Run
 - 280 units are currently being built
 - Emerald 80
 - Has been submitted for county approval
 - Park
 - Play equipment has been finalized
 - Currently designing the splash pad with Pierce County
 - South Sunrise
 - 400 units in Phase 1- preliminary plat will be submitted for approval soon
6. Manager's Report – HOACS CEO Juanita Carbaugh provided an update on action items.
 - Collections
 - 140 notices of intent to lien were mailed in October
 - 42 liens were actually recorded at the end of 2018

- Ended 2018 with 81 delinquent accounts
- New collections policy was mailed and received 1/9/19.
- Staffing/Personnel
 - HOACS had an all staff retreat
 - Continuing on-site training
 - Building relationships with homeowners
 - Equipment requests will be submitted soon

7. Unfinished Business

8. New Business –

- a) 2018 Storm Water Catch Basin Inserts
Motion to approve the purchase of 15 catch basin inserts not to exceed \$2,500.00 was made by Brenda Pearson and seconded by Monica Gildea. Approved 5/Opposed 0
- b) Approve 168th Phase 2 Concrete Fence
Motion to approve the start of phase 1 concrete fencing on 168th was made by Brenda Pearson and seconded by Roger Elmore. Approved 5/Opposed 0
- c) 170th Draining Issue
 No motion was made. Board is requesting a letter be mailed and an investigation by Teufel.
- d) Leaning Trees in Emerald Pointe
Motion to engage Jeff Fetter to remove hazardous trees in Emerald Pointe was made by Sloan Clack and seconded by Roger Elmore. Approved 5/Opposed 0
- e) Approve Fence Repairs from Wind Storm
 No motion was made. The Board requests more information as to location and damage to fencing.
- f) Compliance Committee Appointment
Motion to remove Kathy Berrens from the Compliance Committee was made by Roger Elmore and seconded by Brenda Pearson. Approved 5/Opposed 0
Motion to appoint Debra Porter to the Compliance Committee was made by Roger Elmore and seconded by Brenda Pearson. Approved 5/Opposed 0
- g) Delinquent Accounts
 - a. 340 delinquent accounts as of 1/10/19.
- h) Compliance Committee Recommendations
- i) Goal Setting/Reserve Bid Preparation
 - a. Goal setting meeting will be held on January 22, 2019.
 - b. HOACS requested Board members submit bullet point ideas to the office in preparation
- j) Mailbox Replacement
Motion to approve the purchase of a replacement mailbox for The Rim in the amount of \$2,255.41 was made by Roger Elmore and seconded by Brenda Pearson. Approved 5/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:

- ARC guidelines
- Rental policy
- Violation Notices

10. Potential Executive Session *

Motion to recess into executive session per *RCW64/38.035 to “discuss likely or pending litigation, matters involving possible violations of the governing documents” was made by Brenda Pearson and seconded by Roger Elmore at 5:52 pm. Approved 5/Opposed 0.

Motion to reconvene from executive session was made by Sloan Clack and seconded by Brenda Pearson at 6:38 pm. Approved 4/Opposed 0

Motion to approve the Compliance Committee's recommendation on appeal from homeowner #26924 was made by Sloan Clack and seconded by Brenda Pearson. Approved 5/Opposed 0

Motion to approve the Compliance Committee's recommendation on appeal from homeowner #27796 was made by Sloan Clack and seconded by Roger Elmore. Approved 5/Opposed 0

Motion to overturn the Compliance Committee's recommendation on appeal from homeowner #26602 was made by Sloan Clack and seconded by Monica Gildea. Approved 5/Opposed 0

Motion to overturn the Compliance Committee's recommendation on appeal from homeowner #26264 was made by Sloan Clack and seconded by Monica Gildea. Approved 5/Opposed 0

Motion to overturn the Compliance Committee's recommendation on appeal from homeowner #26759 and instead offer the homeowner a payment plan where the Board will waive "soft" fees, allow the homeowner to bring their account current for past and present charges by the end of May 2019, but reserves the right to reapply waived fees if the terms of the payment plan are not met was made by Sloan Clack and seconded by Monica Gildea. Approved 5/Opposed 0

Motion to overturn the Compliance Committee's recommendation on appeal from homeowner #26527 and instead offer the homeowner a payment plan to pay 2019 assessments and all applicable late fees by April 1, 2019 was made by Sloan Clack and seconded by Monica Gildea. Approved 4/Opposed 1

Motion to approve the Compliance Committee's recommendation on appeal from homeowner #27220 and lien the property was made by Sloan Clack and seconded by Monica Gildea. Approved 5/Opposed 0

Motion to overturn the Compliance Committee's recommendation on appeal from homeowner #26518 was made by Sloan Clack and seconded by Roger Elmore. Approved 5/Opposed 0

11. Adjourn

Motion to adjourn at 6:47 pm was made by Sloan Clack and seconded by Roger Elmore. Approved 5/Opposed 0



Monica Gildea, Secretary



Date



Sloan Clack, President