



Sunrise Master Association

2008 ANNUAL MEETING MINUTES
Emerald Ridge High School Commons
Wednesday – March 19, 2008 • 7:00pm – 9:00 pm

6:00 – 7:00pm - Registration, Finger Foods, Information and Vendor Tables

Visit with supporters of our Sunrise Master Association:

Pierce County Emergency Management	CDC Management
Pierce County Pet Licensing	Forza Coffee
Brinks Home Security	My ID Club
Safe Streets of Pierce County	Flying Tomato Grill
Rain and Shady Landscaping Company	And More!

7:00 – 9:00pm – Annual Meeting

1. Call to Order- Kathy Fewins called meeting to order at 7:02PM
2. Introductions- Board Members, CDC Management and vendor's introduced.
3. Proof of Notice of Meeting- Notice was mailed 2/29/08. – Declaration of Mailing will be viewable in the office.
4. Parliamentary Authority
5. Quorum Determination-76% of the quorum with 67 homeowner's present.
6. Old Business
 - a. Approve 2007 Annual Meeting Minutes- Paul Masson, Bob Alden 2nd the approval of minutes, all approved by show of hands.
7. New Business
 - a. Board of Directors Structure and Update-
 - i. For the year 2007:
 1. Class A elected Ed Moersch in 2007 for a 2 year term
 2. Class B (was not present at the 2007 annual meeting) Declarant appointed Troy Dunlap for the 2007 year
 3. Class C appointed 3 directors
 - ii. For the year 2008:
 1. Class A continues to be represented by Ed Moersch
 2. Class B (was not present at the 2008 annual meeting) The Declarant appointed Troy Dunlap for the 2008 year.
 3. Class C appointed Sloan Clack for a 2 year term 2008 - 2010, Eric Corliss for a 2 year term 2008 – 2010 and Rae Noehl for a 1 year term 2008 - 2009
 - b. By-Law Amendments
 - i. The proposed Bylaw Amendment passed. The number of directors-identified in the Bylaws will now match the CC&R's allowing 5-7 Board members
 - ii. Electronic Notice and Voting Policy- Amendment passed. This allows homeowners to choose to receive electronic notification as an acceptable form of voting and notification.
 - c. 2007 Audit Waiver Election-Audit process reviewed, homeowners voted, and approved with majority that a full Audit take place for the 2007-2008 year. Board will obtain bids and proceed with audit.
 - d. Reports
 - i. Community
 1. 2007 Accomplishments
 2. 2007 Financials



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3. 2008 Goals
4. Puyallup School District – Karen Hansen, Communications Director- Rudy Fyles presented construction of the new Glacier View Junior High, school to open fall of 2008. Crosswalks will be improved, are currently under construction- intersection to have signal- Public Works in process Resource Officers are in place to assist with speeding/traffic enforcement.
5. Community Safety – Paul Pastor, Pierce County Sheriff-Speed patrols are in force, number of Meth Labs in Pierce Co reduced from 350-27. Encouraged homeowners to turn on lights, and be vigilant.
6. Development Activity – Kathy Fewins, Investco Financial Corp- Development of 184th is responsibility of SDC, 180th will not be built out this year due to road permit timeline. Destiny Church site 20 acres is in appeals once again. SDC is obtaining preliminary plat for Deer Hollow and Community 5. Southwood Estates still has 40 lots for sale. No plans to develop any lots in 2008. Orting School District is considering an elementary school in Uplands. Emerald Ridge will consist of 330 single detached houses and 331 multi-family. Final plat in 2008.
7. Landscape & Maintenance- Moss control and aerating will take place in the next upcoming week, the first planting will be the 1st week of April. The Board is making a decision on whether or not to replace the tree's in the median. Southwood Estates landscaping needs Board approval as well working with Puget Sound Energy for power to the sprinkler system.
- ii. Committees- Nancy announced the first Committee recruits will meet in April.
 1. ARC Guidelines are viewable on the website. 4/3 ARC will have completed the 30 day homeowner review period. Board will review suggested changes and new guidelines will be posted after Board finalization.
 2. SMA Crime Task Force- John Mejia, Crime Task needs more volunteers. If you can do one thing it's turning your porch lights on at night. Please be vigilant and report incidences of vandalism.
8. Results of Election - Results of Audit announced. A full Audit will proceed.
9. Volunteer Recognition - Certificates of appreciation were handed out to Robert of Rain and Shady, Ken DeMarest, Monica Torrez-Pfister, Christine Masson, Sharon Jackson, Members of The Crime Task Force: John Mejia, Gary Bissonette, Carol Wylie, Rich Brester, George Penfield, Jack & Linda Taylor, Rick Arapis, John Burdick, Paul & Cristine Masson, Mel Overmyer & Gary Smith.
10. Q & A Session (starting with questions submitted in advance via postcard)- These were not read out loud but stated they are available in the packet with answers to the questions submitted.
11. Homeowner comments/questions (three minutes per speaker)
 - a. Steve Mortensen, Can we eliminate Class B? – Will get back to you with answer from outside council.
 - b. Harold Leimohn, Amendment 1 bylaws what was the process, how did this happen? Sloan replied- No comments or concerns received on the amendment, therefore it passed by means of no homeowner objection.
 - c. Steve Mortensen- Comment for the good of the order, thank you Crime Task Force. Question #7 need more clarification, he is not convinced CDC \$1.35 apartment fee is worthy. –



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Sandi responded, Common areas, marketing ability of apartments were all part of the fee in the contract and that if they were not included the fee would have to be spread across all the homeowners.

c. Lee Anne Kerlin, What does CDC do for the Condo's? Condo's pay more than just HOA dues they have additional cost. Sandi replied, There is a charge per unit breakdown that was discussed.

d. Steve Mortensen, When the CDC contract is up, consider to renegotiate the cost of charges for apartments and condos.

e. John Mejia, What is the process for the Class elections? Why was no one else was offered/approached to represent Class B? Sloan answered, the class B representative was not present at the 2008 annual meeting. The Declarant appointed Troy Dunlap to the Board to as a Class B representative. If the Class B representative is not present at the next meeting, that Board position will again become available for the Declarant to fill with a representative. If there are homeowners interested in being on the board please let the SMA office or the Board know. Class A will hold elections for the Class A position in 2009f.

Adjournment - Kathy motioned for the adjournment, Christine 2nd. Meeting adjourned at 9:44PM.

DOOR PRIZES!!

Win a fun door prize from one of the organizations who support our Sunrise Community!
Don't leave early or you'll miss out on this! - Door prizes were announced throughout the meeting at random intervals.

Approved.

Date: 3.19.09

Sloan Clack
Sloan Clack, SMA Board President

Lou Loran
Lou Loran, SMA Board Secretary/Treasurer