



## Sunrise Master Association

### 2009 Annual Meeting Minutes Emerald Ridge High School Commons Thursday – March 19, 2009 • 7:00pm – 9:00 pm

#### **7:00 – 7:30pm Registration, Finger Foods, Information and Vendor Tables** Visit with supporters of our Sunrise Master Association:

Salt Fancher - John L Scott  
Erin O'Connell - American Family Insurance  
Nicole Jeanes - Cookie Lee Consultants  
Lori Tetreault - Windermere Puyallup  
Rain & Shady Landscaping  
Camille Sebring - Park 52  
John Johnson - ARC Technologies

Joel Lundberg - Wave Lending  
Blair Sexton - Edward Jones Investments  
Jim Guthrie - Merrill Lynch / B of A  
Cynthia Washington - Overeaters Anonymous  
Debbie Scholl - Indulgence Salon  
Melanie Warren - SOS by Melanie

#### **7:30 – 9:00pm Annual Meeting**

1. Call to Order - Kathy Fewins calls meeting to order at 7:31pm.
2. Introductions - Kathy Fewins introduces Board Members and CDC Management.
3. Parliamentary Authority - Robert's Rules of Order will be used in meeting
4. Notice of Meeting was mailed on Wednesday, March 4<sup>th</sup>, 2009. An Affidavit of Mailing with all owners and their addresses is on file with the Association's meeting records.
5. Confirmation of Quorum – Currently we have 75.4% of quorum to conduct the meeting and 75.4% of quorum to vote on any Association matters. Tonight there will be 2 votes that require 50% of the membership represented in person or by proxy. Governing documents specify that a quorum of 30% in person or by proxy is required to constitute a quorum at an Association Meeting.
6. Old Business
  - a. Approval of 2008 Annual Meeting Minutes – Sloan Clack motions to accepts the minutes as written. Eric Corliss seconds the motion to approve the 2008 Annual Meeting Minutes; all approved by a show of hands.
7. New Business
  - a. Board of Directors - Sloan Clack reviews the Board Structure Handout and explains the 3 Voting Classes for Sunrise Master Association. Sloan also reviews the handout section regarding the election of members during the Development Period.
  - b. Class A Board Member Nominations - Kathy Fewins  
Homeowners will elect a fellow homeowner to the Board. Ed Moersch is the incumbent and is running again this year. The Board has received 4 additional applications for Class A Board member positions.  
Sloan motions to open nominations for the Class A Board Members.  
Eric seconds. Motion passes.  
Kathy requests all Board candidates to come forward to introduce themselves.  
- Tom Boyle - ill, not in attendance  
- Troy Dunlap  
- Chad Jones - absent  
Ed Moersch

- Robert (Tony) Sims

The membership in attendance votes and ballots are collected.

Kathy explains that Angie Orr and Anne Hendricks will count the votes and announce the results of the voting after the Q&A period.

- c. 2008 Audit Election - Sloan Clack explains the Washington State Statute required by Associations with annual assessments in excess of \$50,000 to perform an annual audit by an independent certified public accountant. The membership may waive the annual audit if 67% of the owners elect to do so. There are two types of year end financial review choices for the association if they do not wish to waive the audit: a compilation review and a complete audit. Cost for a compilation review is approximately \$1,250.00, and an audit is approximately \$2,400.00.

Sloan asks Homeowners for a show of hands for the type of review they want:

Full Audit - 5, Waiver - 9, Compilation - 28

Sloan motions to have Sunrise engage in a compilation review of the 2008 financial records of the Sunrise Master Association.

Ed seconds the motion. Motion passes.

d. Reports

i. Community

1. 2008 Accomplishments - Sloan Clack reviews the following highlights of 2008 Accomplishments:
  - a. Electronic Voting and Notification CCR Amendment.
  - b. Replacement of Median Trees along Sunrise Blvd.
  - c. National Night out was a tremendous success.
  - d. Completion of the Common Area fencing repairs and staining project.
  - e. Completion of the Southwood Landscaping and Park.
  - f. New Park and Pond signs were installed at the Sunrise Parks to remind Homeowners and their guests of the park rules.
  - g. Approval of new Sunrise ARC Guidelines.
  - h. Continued communication through the e-Blast system with over 1,100 resident email addresses.
  - i. Refinished the North Rim pond fence, sanded and repainted
  - j. NorthRim Pond Pump, failed in late 2008 but will be fixed soon.
  - k. Renewed the Landscaping at Monument Entrances, more perennial type plants and bushes were planted and beds were spruced up.
  - l. Committee Development/Homeowner Involvement- Established a fantastic 2008 budget committee that operated efficiently and effectively in advising the Board on the 2009 budget.
  - m. The HOA Stays Within Budget - The HOA experienced a \$22k shortfall in 2008, with several collections in 2008 that won't be paid until 2009.
2. 2008 Financials - Judy Nordstrom reviews the financials and line by line itemization of expenses. SMA Financials are based on a modified accrual accounting system. Total expenses through December 2008 ran \$6,154 under the YTD budget of \$505,191. Judy reviews the Delinquencies & Collections in 2008. The number of owners delinquent at the end of December 2008 was 193, versus 188 owners delinquent at the end of December 2007. 113 owe less than \$250, 49 owe more than \$500. Goals for 2009 are 1) Cash flow to stabilize and

- meet budget 2) Continue to establish appropriate revenues 3) Reduce delinquencies-to-annual assessments ratio to 35%.
3. 2009 Goals - Sloan reviews the goals for 2009.
    - a. Actively and responsibly address increasing bankruptcies, foreclosures and delinquencies.
    - b. Implementation of the newly adopted ARC Guidelines.
    - c. Establishing and maintaining Committee and Board member communications.
    - d. Filling the standing committees within the SMA.
    - e. Establish Resident Advisory Groups.
    - f. Ensure the Crime Task Force continues to operate effectively and efficiently.
    - g. Expand the Neighborhood Watch group concepts.
    - h. Create Rules and Regulations for the SMA Community.
    - i. Begin the process of updating the Community Governing documents.
    - j. Replacement of all Mailbox kiosks with new USPS approved Cluster Box Unit receptacles according to the reserve study.
    - k. Establishing a comprehensive inventory of our irrigation systems.
    - l. Keep the HOA on Budget.
  4. Community Safety – Pierce County Sheriff Deputy Cyndie Fajardo reports that Sunrise is extremely safe; lowest crime rate in County. GPS are hot theft items, large increase in residential burglaries, Dec-Feb biggest crime was traffic stops. Cyndie asks for community involvement and suggestions at any time.
  5. Development Activity - Kathy Fewins - 184<sup>th</sup> St. complete, new Junior High needed road opened, 122<sup>nd</sup> and 184<sup>th</sup> Intersection will be complete this year, Deer Hollow plat app, Destiny Church site in process
  6. Landscaper Update - Eddie Scipper and Dave Mayberry  
Eddie spoke about what Rain & Shady has currently been working on throughout the community, and plans for spring planting and monument refurbishment.
- ii. Committees - Angie Orr
1. Angie explains the need for volunteers for the following committees: Social Committee, National Night Out Committee, Budget Committee, Architectural Review Committee and Crime Task Force Committee. Information is at the back Committee table with sign up sheets.
  2. Resident Advisory Groups information - Angie Orr - This is a new committee the SMA would like to start this year if enough homeowners are interested in joining. They would be points of contact for their neighborhood for area-specific concerns. This committee would report to the Board 5 – 6 times per year.
  3. SMA Crime Task Force - John Mejia - This is John's 3<sup>rd</sup> year in the Task Force. 17 people have joined and done a lot for the community. John asks for more people to join and donate their time for a safer community.
  4. Volunteer Recognition - Kathy Fewins - Recognition to the following committees and their volunteers and members: Appeal Hearing

Panelists, Architectural Review Committee, Budget Committee, Cambria Committee, Crime Task Force, Data Base Maintenance, Garbage Patrol, National Night Out Committee, and also special recognition to Robert Scipper for outstanding service to Sunrise.

iii. Election Results - Kathy Fewins

Ed Moersch – Class A Board Member – Director at Large.

The Class B members have not exercised their option to elect a representative member.

The Declarant decided to continue the appointment of Steve Mortensen to the position of Class B representative for the 2009 year.

Class C Member Appointments: Sloan Clack, Eric Corliss and Lou Loran.

2009 Board Members: Sloan Clack, Eric Corliss, Lou Loran, Ed Moersch and Steve Mortensen

8. Q&A Session

*Q: What is the surveying being done for on 134<sup>th</sup> near North Rim Pond?*

*A: Routine surveying of the wetland area.*

*Q: Across from the Medical Center there are 2 sidewalks that aren't filled in: when will these be complete and is this a hazard?*

*A: That property does not belong to the HOA, but we will contact the County about getting those sidewalks completed.*

*Q: Can a Sherriff bust kids for drinking and partying in the back woods?*

*A: Working on the procedures with the County; No Trespassing signs have been posted.*

*Q: When will the County have an answer?*

*A: The signs are up and they will be getting back to us.*

*Q: As Homeowners, can we go in and vote to stop Destiny?*

*A: Notice of public hearing meetings and information regarding Destiny will be posted on the website and/or e-Blasted to homeowners.*

9. Homeowner comment period:

~ Rain and Shady does an exceptional job and makes the community look beautiful.

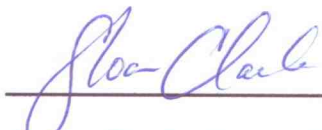
10. Sloan Clack motions to adjourn the 2009 Sunrise Annual Meeting.

Ed seconds the motion.

Meeting adjourned at 9:21pm

Approved.

Date: 3-16-2010



Sloan Clack, Board President



Gloria Bauch, Board Secretary/Treasurer