

SUNRISE MASTER ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
September 15, 2020

A regular meeting of the Sunrise Master Association Board of Directors was held on September 15, 2020 via Zoom Meeting.

In attendance were Directors Sloan Clack, Monica Gildea, Roger Elmore, Brenda Pearson, and Jordan Schenk. Also, in attendance were Debra Porter and Angel Smalling, HOA Community Solutions.

The meeting was called to order at 6:04 p.m. by President Sloan Clack. A quorum was achieved.

Consent Agenda

The following items are submitted for Board approval:

- August 18, 2020 Sunrise Board Meeting Minutes
- Approve counter proposal for homeowner account 31816. \$670 paid up-front; \$250/month until paid in full. Will pay annual assessments when due if payment plan lasts that long. Ongoing late fees and interest will be suspended/waived from the date of first payment forward. After one year of on-time payments, the remaining late fees will be waived. All waived amounts will be reinstated if owner fails to pay as agreed during the payment plan, or if owner falls behind within one year of bringing the account current. Ongoing legal fees to process payments and monitor the payment plan will be added to owner's balance due and collected as part of the payment plan. Owner must agree to sign a Confession of Judgment to secure these terms. *Previously approved by unanimous consent of the Board of Directors by email on August 8, 2020.*
- Approve proposal submitted by the Stone Works to repair Emerald Pointe Masonry located in the park and at the gate pillars \$1,224.16. *Previously approved by unanimous consent of the Board of Directors by email on September 9, 2020.*
- Approve MCS Mechanical Control Systems proposal to repair the AC/Heat Unit on the Clubhouse for \$2,112 plus tax payable from Reserves. *Previously approved by unanimous consent of the Board of Directors by email in September 2020.*

Motion to approve Consent Agenda made by Roger Elmore, seconded by Brenda Pearson, approved 4/0.

Financial Information

- Debra Porter of HOA Community Solutions presented an overview of the August 2020 Financial Reports.

President's Report/Development Report- Given by Sloan Clack

The Retreat

- All homes are under contract.

Woodlands

- All homes are under contract.

Emerald Pointe

- The East side has platted and is under construction.

Emerald 80

- 80-unit townhome apartment complex located on the corner of Sunrise Blvd. and 122nd. Construction underway.

SW Corner of 122nd and Sunrise Blvd

- The areas at the corners will be Commercial. The Southern portion on the West side of 122nd will be a 9-acre park and is under construction. The park will offer several amenities, including ball fields, a splash pad and a zipline. A community center will be added in phase 2 of development.

Madronas

- 162 unit development. Sale of parcel may occur in May 2020.

The Crossings

- 180 units scheduled to be ready for building by October or November 2020.

The Pines

- 162 unit development.

South Sunrise West

- In for preliminary plat, lots of grading work still needs to be done.

Glacier Run

- Phase 2 is underway. The total apartment complex will consist of 384 units with 168 units to be built in phase 2. Leasing on Phase 2 will begin in about mid-2021.

Management Report

Community Relations

- 28 posts made to Facebook between 8/9 and 9/8.
- 14 blast emails sent between 8/9 and 9/8.
- Met with community volunteers who would like to help put on some Harvest Season events.
- Food Trucks are onsite weekly from 1 - 3 times a week; Sunrise now has a Streetfoodfinder.com page

Grounds

- Irrigation booster pump located near office failed. This serves a very large area. Still waiting on proposals.
- Several irrigation issues were noted and have been corrected.
- Several landscape deficiencies were corrected.
- Ordered fence repairs for several sections of fencing.
- Seeking proposals for fence staining at Deer Ridge and Arbors.
- Seeking proposals to paint clubhouse.
- Concrete fencing negotiations underway to determine next segments.

ARC

- 40 ARC applications were uploaded since 8/9.
- Owners should make sure to apply for ARC approval before making any lot change.
- Gate - the circuit board was replaced and data re-entered.

Emerald Pointe

- Gate - Someone has been ramming the back gate and bent the gate and operator arm.
- Park and entrance pillars - proposal has been approved to make masonry repairs.
- Hillside was mowed.
- Sewers - Sufficient funds to begin jetting phase 1
- Irrigation and regular maintenance resumed on tract 4D

New Business

Event Ideas

- Virtual Costume Parade
- Trunk or Treat
- Booing

Architectural Review Committee (ARC) Appointment

The ARC is a standing committee appointed by the Board of Directors. Anthony Woodruff resigned from the ARC effective September 15, 2020. An application was received by Jeff Fox.

Motion made by Roger Elmore, seconded by Jordan Schenk, and approved 4/0 to appoint Jeff Fox to the committee, with the full roster consisting of Sloan Clack, Eric Corliss, Robert Quintanilla, Jeff Fox, and James Gillie.

2021 Budget Committee Appointments

The 2021 Budget Committee is an ad hoc committee appointed by the Board of Directors. Brenda Pearson has agreed to serve as board liaison. Applications were received from Michael Nelson, Gary Smith, Troy Dunlap, Jennifer Csonka, and Adam Kitchen.

Motion made by Roger Elmore, seconded by Brenda Pearson, and approved 4/0 to appoint Brenda Pearson, Adam Kitchen, Michael Nelson, and Jennifer Csonka to the 2021 Budget Committee.

Compliance Committee Appointments

The Compliance Committee is a standing committee appointed by the Board of Directors. Roger Elmore serves as Board Liaison. An application was received by Jennifer Csonka. James Gillie serves as a resource to the committee as needed.

Motion made by Roger Elmore, seconded by Monica Gildea and approved 4/0 to appoint Jennifer Csonka and James Gillie to the Compliance Committee, with the full roster consisting of Roger Elmore, Laura Ross, Angela Thomas, Jennifer Csonka, and James Gillie.

20 Minute Homeowner Forum

- Sara Edwards of Deer Ridge - Inquired about all the recent break-ins and if a Neighborhood Watch committee could be formed.
- David Stilli of Southwood – Shared a presentation with the Board to revise the ARC Guidelines to allow free standing flag poles. Also inquired how to receive a variance for a free standing flagpole.
 - ARC Guidelines are currently under revision. Once all documents are complete, they will form an ad hoc committee to review. To receive a variance an ARC application will need to be submitted to the ARC committee for review.

Executive Session

Motion to go into Executive Session pursuant to RCW 64.38.05 (4) to discuss homeowner indebtedness at 7:20 p.m., made by Sloan Clack, seconded by Monica Gildea, approved 4/0.

Reconvene Regular Session

Motion to return to Regular Session at 7:38 p.m., made by Sloan Clack, seconded by Monica Gildea, approved 4/0.

Motion to table the homeowner indebtedness section of the Executive Session until further notice, made by Sloan Clack, seconded by Roger Elmore, approved 4/0

Motion to accept the recommendations of the Compliance Committee, made by Brenda Pearson, seconded by Roger Elmore, approved 4/0

Next Meeting –October 20, 2020 via Zoom

Adjournment

Motion to adjourn at 7:41 p.m., made by Roger Elmore, seconded by Brenda Pearson, approved 4/0.

Approved:

Sloan Clack, President

Monica Gildea, Secretary

Date

Date