

Sunrise Master Association

BOARD of DIRECTORS – WORKING SESSION

Minutes

Sunrise Master Association Clubhouse

June 17, 2009 – 4:00 PM

Board of Directors: Sloan Clack, Eric Corliss, Lou Loran, Ed Moersch, Tony Sims
Assoc. Management: Angie Orr, Judy Nordstrom

Call to Order and Consideration of Agenda - Sloan 3:50PM

Presidents Report - Eric Corliss

- Eric Motions to approve May 20, 2009 minutes with the discussed changes regarding CDC part time employee being hired June 2009-November 2009
Ed Seconds the motion
Motion carried 3-0 (Sloan absent)

Financial Information and Updates

- Angie reviews April 2009 Financials and gives updates with handout, reviews current sales of homes with handout for review
- New Financial Narrative presented by Ed. The goal of this new format is to give the Board a better understanding. Board reviews the current format vs. the proposed format. Taking away a lot of the duplicate statements, cut back on verbiage, referencing the box in the narrative basically sums up the financials. Ed suggests adding totals and also trying this new format for a few months and if more changes need to be made, at that point discuss further. These changes to the Financial Narrative will begin May 2009.
- Angie reviews accounts that have received late fee waivers, and gives update of late fee waivers with handout
- Angie provides an update of the attorney/collection agency accounts. June 3rd the approved accounts were sent to SABA, since then SABA has collected \$3819.92, 1 homeowner uncollectible due to homeowner filing bankruptcy, 1 homeowner has been set up on a monthly payment plan. Thus far the feedback from homeowners regarding the collection agency has been positive. SABA is trying to contact Benum Homes and is not succeeding but will continue to try until Benum's license expires at the end of the year.
- Sterling Savings Bank required the Board to give new signature card. Remove Steve Mortensen and add Tony Sims.

Unfinished Business

- Angie updates the Board on ARC non-compliant Homeowner issues regarding security doors. There are currently 3 security doors that the ARC committee will review
- Kasper law suit has been settled
Sloan updates the Board on the settlement

Kasper can remain in business for 3 years, but after that Kasper could possibly start a new business under a new business name

New law applies as of August 2009 regarding HOA's vs. Adult Family Homes

Ed requests a copy of the new law to review

Kasper HOA dues bill is paid and current

Angie is requested to obtain a copy of insurance from Kasper's insurance company

- Mailbox replacement has been completed
Check request to pay Tony has been submitted. Zero Homeowner comments
- Reserve Study Update- Reserve Study is in process currently. There is a 10-week window for this to be completed. Currently at week 4. This should be finalized approximately by the end of July
- Mastro Plagiarism update- Sloan is waiting for a legal opinion from legal counsel. Ed suggests writing Mastro a letter from the Board to make aware of situation
Unofficially there is nothing that the Board is able to do legally

New Business

- 2009 National Night Out - Update from Angie
Lou and Angie to meet Friday June 19th at 3:30 to discuss
Date for N.N.O is August 4th, 2009
The budget has been cut, so all soliciting and help will be appreciated
E-Blast will be sent out, asking for volunteers within the next 2 weeks
Tentative date is July 1st for committee meeting
Target at Sunrise will be contributing; they only have \$249.00 to contribute but are lending us 30 volunteers from their store
- Angie presents Board with the Pierce County Sheriff Report for January 2009- May 2009. Board reviews handout of all Police/SMACTF activity
Hardesty needs to log all reports and activity. The Board suggests that this be addressed. Hours will increase now that it is the summer months
- Review of letter addressed from Gina Wicklund
Gina made payment plan, but never made one payment
Ed suggests splitting the difference and only charging back for 5 months
Collection Policy states that if you set up a payment plan and do not pay, that you are then required to pay all dues and late fees. That all previous back balances become sue and payable.
Angie is sending back a letter stating that the Board is following Collection Policy guidelines and will not be taking any action at this time
- Review and discussion of Craig Hill letter and policy regarding Flag Poles
The Board cannot deny U.S Flag poles but we can advise as to where they are placed. Any flag flown for 24 hours must be lit. 20 ft flagpole in certain homeowner's yards would be a disturbance (example Cambria).
- Tony updates the Board on burglaries: Home invasions by throwing rock and going in through the window. One incident the homeowners were home during the burglary. ADT systems are being installed because people are feeling unsafe. Board requests log from the Crime Force/Sherriff/Gabe to put in the newsletter to bring this to the homeowners attention and make suggestions to help prevent and react to this.
- Report from John Mejia with the Crime Task Force: 3 new members since January 2009. 18 members; some more active than others. The 3 people that have recently volunteered have been victims themselves. A lot of kids/teen's walking around as late at

3am. John has witnessed people driving over 100mph down the Blvd. John requests that the Board purchase and install "Park Closed at Dusk" signs.

- New part time CDC staff person has been calling on collection payments and has been extremely successful thus far

Next Board Meeting Wednesday July 15, 6:00pm

Sloan motions to adjourn meeting 5:37pm

Eric seconds the motion


Motion carried 5-0

Approved.

Date: 7.15.09



Sloan Clack, SMA Board President



Lou Loran, SMA Board Sec/Treasurer