

Sunrise Master Association

BOARD of DIRECTORS – BOARD MEETING

Minutes

Sunrise Master Association Clubhouse

November 12th, 2009 ~ 6:00pm

Board of Directors: Sloan Clack, Eric Corliss, Lou Robinson, Ed Moersch, Tony Sims,

Assoc. Management: Angie Orr, Judy Nordstrom (*absent*)

1. **Call to Order and Consideration of Agenda - Sloan 6:04pm**
2. **20-Minute Open Forum and Homeowner Comment Period**

Tom Boyle-

Q. What does the Board do/cover?

A. Helps manage the community, common areas, deals with violations, dues issues, budgets, complaints from homeowners, etc.

Cristine Masson-

Q. Would like the landscaping bids/contract done for 2 years, keeping cost known for that time.

A. Went to bid this year, present contract is due up on January 31, 2010; we are currently shopping other bids.
3. **A) Review and Approval of October 14, 2009 Board Meeting Minutes**

Ed motions to accept minutes as written

Tony seconds

Motion passes 5-0
5. **B) Landscaping Bids for 2010-2011**

Board reviews and discusses landscaping bid handout and compares costs and fees

R&S median watering bid is significantly lower

Sloan motions to table 5B until November 18, 2009 Board Meeting

Eric seconds the motion to table

Ed presents that the total #'s count and the bid amounts are only a difference of \$1,500 on the low and/or high side and would like to choose a landscaping bid

Motion passes 4-1
- 3 **B) Review & Approval of 2010 Sunrise Master Association Budget**

Sloan reviews the changes made to the 2010 Budget from those presented by the budget committee line by line

As a growing community we need to raise dues; the CC&Rs regulate how much the dues can be increased, and they have yet to be raised the full amount; The Declarant is subsidizing this Budget. The Management increase is to provide for the option of more staffing; the website needs to be updated, and security hours are increased and the ccrs and bylaws need to be rewritten and updated

Sloan opens up for discussion

Ed comments on the Budget - This budget is up 10% and he has a problem taking the \$4 increase in the Budget. Ed feels as though he should not have been informed of the budget increase on the same night that the Board Meeting was scheduled.

Board reviews handout from Ed regarding the Sunrise Dues History. The average annual increase from July 2005-2009 is 35.6%, the total percent of increase since June 2005 is 160%. Board reviews handout to review the Draft Budget of 10/14/09 compared to 11/12/09;

Sloan responds to Ed- Incremental growth is necessary. If the Board doesn't do this now, it will happen in the future. The Board must make incremental increases in the dues, and that doesn't happen, you lose that opportunity. Taking reserve money down is not the responsible way to go about this.

Ed comments that this is not the time to ask homeowners for a 10% increase

Tony suggests a few variances in the Budget and comments that the Landscaping non-contract is going up and the Website costs too are going up, these seem to be large.

Tony suggests raising the dues only \$1.00. Tony would like to further discuss the Website Budget increase.

Ed agrees with Tony's suggestion of the \$1 increase and to stay with the 2009 Budget, and suggests the Board review the Budget and look for reductions.

Eric motions to approve the November 12, 2009 revised Budget

Lou seconds the motion

Motion passes 3-2

Ed proposes the Board consider that a Declarant be involved in the Budget committee as well as a Board Liaison from the beginning of the Budget process

Sloan motions in 2010 to appoint a Declarant representative to the Budget Committee

Eric seconds

Motion passes 5-0

4. A) Review of Accounts to Write Off at Year End - Angie

Board reviews handout

Angie requests permission to write off the listed accounts in December 2009, in the amount of \$5833.37

Sloan motions to approve Angie writing off \$5833.37

Tony seconds

Motion passes 5-0

5. C) United States Flag Pole at Clubhouse

Judy is absent and needing more information

Ed passes out handout of Flag Pole Codes and Rules regarding lighting, weather, etc.

Sloan motions to table this until January 2010

Eric seconds

Motion passes 5-0

A) Deer Ridge Fence Repair Bids

Board reviews handout of fence repair bids

Two of the companies don't include staining; All of the bids are comparable

Tony motions to authorize Angie to go to Son Trust Contracting at \$5,500.00 out the door. If he's willing and able, at that time, award the contract to him. If not, come back to Board at next week's meeting.

Ed seconds

Motion passes 5-0

D) Additional Irrigation Pump repairs

Total cost to repair is about \$6,405, and the money is in Maintenance Budget section

Sloan motions to authorize repair of pump and take out of Maintenance line items
Eric seconds
The project is to be completed this year and paid out of 2009
Motion passes 5-0

E) 2009 Compilation Report

Community voted for a compilation audit
Craig Mayers of Brantley, Janson & Yost, Inc. will be doing this audit
CDC Management will get this going.

F) William West Property

October 2009 rent was received
Angie will notify Board on November 22, 2009 if November rent hasn't been paid; at that time Board will discuss the eviction process

G) Tree Maintenance Program at Savannah Ridge buffer

Tony went to Pierce County, reviewed information. Pierce County is in the process of considering the tree maintenance proposal. No new information, but it went well and Pierce County was responsive.

6. A) Retaining Gina Buchanan for December 2009

Angie would like to keep Gina in the office through the remainder of 2009; this cost would be \$1,200 for the month of December
Sloan motions to keep Gina at ½ time for \$1,200 and the dollars to be taken out of management line item
Ed seconds
Motion passes 5-0

B) Parking Lot Light Repairs

Board reviews handout; Tony would like to know if there is a more economic and efficient option, possibly retro fit the electrical pieces/bulbs. This is not PSE's responsibility. Angie will update the Board on this next week.
Table until November 18, 2009

7. Next Board Meeting scheduled for November 18, 2009 at 6:00pm

8. Adjournment at 7:56pm

Approved.

Date: 11.18.09


Sloan Clack, SMA Board President


Lou Robinson, SMA Board Sec./Treasurer