

Sunrise Master Association

BOARD of DIRECTORS – BOARD MEETING

Minutes

Sunrise Master Association Clubhouse

November 18th, 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 - Sloan 6:00PM

2. 20-Minute Open Forum and Homeowner Comment Period

Tom Boyle-

Q) Are all Board members residents/homeowners of Sunrise?

A) This is a Declarant run board; 2 members reside in Sunrise 3 are appointed by the Declarant. They do not live in Sunrise.

Q) Is there any time when Homeowners have a chance to vote?

A) Yes, there is, there was a budget committee that provided homeowner input and recommendations to the 2010 budget. The homeowners do not vote to approve the budget. The Board does that.

Q) Concern is the new website - where does the website need to be upgraded, what needs to be changed? Sees no need for a change, and agrees with Ed that no change is necessary.

Troy Dunlap-

Q- Are we getting bids for Landscaping? R&S left an open hole that was dug for 40 hours, and grass hasn't been cut in 2 weeks. There were over a hundred rounds fired in his neighborhood. The No Trespassing sign issue continues; why haven't the signs been posted? He feels as though time was wasted for Budget Committee members.

Melissa Ryan - 12915 171st St Ct E-

Q) Not happy with the Budget. How can Board members not be residents of Sunrise?

A) This is a Declarant run community in its development period which means the Declarant appoints 3 of the 5 board members.

Q) Would like explanation of the raise to \$7,000 in Website upgrade in Budget.

A) The Upgrade is for better usability, availability of documents, paying dues online, classifieds, marketing for builders and homeowners. This amount was a rough estimate.

Q) What does the ½ time (Gina) person do?

A) There used to be 3 full time people in the SMA office, it was cut back to 1 person. ½ time person is now 6 months out of the year. Gina helps with collections, violations, letters, etc. Angie acts as the onsite manager.

Q/Comment) Would like to encourage HOA/Board not to raise the dues in the upcoming years. New and 1st time Homeowners/Buyers can't afford this

3. A) Review & Approval of November 12, 2009 Minutes

Ed motions to approve minutes as presented.

Sloan seconds.

Motion passes 5-0

B) Resignation of Ed Moersch

Class A board position will become vacant after this evening.

Ed comments that he has been involved with the Board for 5 years and his decision to resign wasn't because the 2010 Budget didn't get approved as presented by the Budget Advisory Committee, but

rather because the Declarant changes in the Budget came without much time or notice. He would like the Declarant to be involved in the Budget Advisory Committee throughout the entire process, from the beginning to the end.

Sloan comments that the community and she appreciate Ed's time and efforts. Sloan will take responsibility for not giving more time and notice of the Budget changes to the Board. Ed's resignation is effective as of tonight, 11/18/09.

C) Resignation of Lou Robinson, Treasurer/Secretary

This position will be appointed by Board Members.
Resignation effective as of 12/1/09.

D) Resignation of Sloan Clack, President

This position will be appointed by Board Members.
Resignation effective as of 12/1/09.
Sloan informs Board of Eric Corliss as acting President.
Tony and Eric will appoint new interim members until March 2010.

4. A) September & October 2009 Financials - Angie

Review of Financial handouts; maintenance is under budget, utilities are over budget year to date, cash position remains good, several sales of new homes in Southwood and sale of vacant lots. Delinquencies are down by 11 people overall in the last month. Ed requests Angie to do a breakdown of delinquencies, showing dues, late fees, etc. Board approves financial information as presented.

B) Update of Collection Accounts - Angie

Review of Attorney and SABA Collection Agency summaries handout.
Sent \$55,000 to SABA so far, \$15,000 has been collected; our portion being \$8,000.

5. A) Landscaping Bids for 2010-2011 - Sloan

Board reviews Landscaping bids and comparison hand out.
Sloan spoke with Rain & Shady regarding their performance and how the mowing and edging has not been completed on the same day as promised.
NW Landscaping promises 5 days of staffing.
TGM is the lowest bidder and is willing to give discount on non-contracted expenses (aerating, bark, etc) and they assured that mowing, edging and blowing would all be completed in 1 day.
Ed comments that R&S has always gone above and beyond, including their help at National Night Out, and they are very proud of Sunrise, and he supports the R&S bid.
Sloan has nothing but positive feedback regarding R&S, but feels its is in the community's best interest to go with the lowest bidder and award TMG the contract
Eric motions to award Total Grounds Maintenance the Landscape contract for 2010-2011.
Lou seconds the vote.
Motion passes 3-2

B) Crime Task Force Signage Request - John Mejia

Sunrise CTF has recruited more members this summer. Calls to 9-1-1 once or twice a month have received great responses when called. John does not agree with Troy's comment regarding hundreds of rounds being shot off near Deer Ridge. Security patrol cars are out 9pm-3am; nothing much has been happening. Currently 20 active CTF members. CTF is making a difference and the community is safer because of it.
John/CTF requests 4 street signs saying area is patrolled by the Crime Task Force; 2 to be put up in the median areas, and 2 for back up.
Sloan requests CTF gets in writing from the County stating where we are allowed to place the CTF signage.

Sloan motions for Crime Task Force to purchase 4 street signs and 6 additional magnetic car signs and to dedicate approximately \$600 to this purchase from the 2009 security budget.
Eric seconds the motion.
Motion passes 5-0

6. A) New Signature Cards for Sterling Bank
Tabled

B & E) 2010 Board Meeting Schedule / 2010 Annual Meeting Schedule
Tabled

C) Storm Damage - Fence Repairs

10 fence posts need fixed immediately; a total of 33 are broken or will need repaired in Savannah Ridge on 166th St. There are 3 more posts at South Point monument area that need replaced immediately.

Homeowner's back yards are exposed to Sunrise Blvd or main roads; this is common area and the HOA's responsibility to repair.

Approximately \$2,500 for immediate fencing repairs just to get the fences back up.

Additional cost is \$5,300 for fencing that may not make it through the winter if it isn't fixed now.

Tony comments that fixing it all now will save us money in the future.

Tony motions to use Maintenance Reserve money to repair fencing at the approximate amount of \$6,370; this includes 36 posts in Savannah Ridge and South Point.

Ed seconds the motion.

Motion passes 5-0

D) South Wood Mailbox Repairs

Builder in South Wood allegedly hit the mailbox on 172nd, but there were no eye witnesses. No money left this year in the general maintenance budget but there may be in other contingency areas.

Sloan motions to fix this immediately and to pay for it out of the 2009 Operating Budget; if not available there, use the Maintenance Reserve money.

Tony seconds the motion.

Motion passes 5-0

F) New Business - Budget Advisory Committee Process - Ed

Ed comments that the Board should not take final vote on budget until after 2 weeks of it being presented. No formal motion was made regarding this proposal.

G) Budget

Ed offered to work with Angie to seasonalize the 2010 budget before it goes to CDC.

7. Next Board Meeting:

December 16, 2009 – 2010 Budget Presentation to Homeowners – 6:00PM

January 20, 2010 – Working Session – 4:00PM

8. Adjournment - 7:50PM

Approved.

Date: _____

1/20/10



Eric Corliss, SMA Acting Board President



Tony Sims, SMA Director at Large