

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD of DIRECTORS MEETING
February 22, 2010**

BOARD OF DIRECTORS: Sloan Clack, Tony Sims, Steve Fehrenbacher, Gloria Bauch
Absent: Eric Corliss

Association Management: Judy Nordstrom, Angie Orr

1) Call to Order

The meeting was called to order by President, Sloan Clack at 6:00 p.m.

2) 20-Minute Open Forum and Homeowner Comment Period

No homeowners in attendance chose to comment.

3) Review and Approval of January 20, 2010 Board Meeting Minutes

Motion: On a Tony Sims/Sloan Clack M/S/C the minutes were approved as presented

4) President's Report

a) Savannah Ridge Vegetation Management Plan Update
Steve Fehrenbacher and Tony Sims went to Pierce County regarding formation of plan to maintain vegetation below Savannah Ridge. They obtained written approval from Pierce County. The Board recommended follow up with Paul Barber in Pierce County for further confirmation.

Steve Fehrenbacher agreed to get bids for the work so the board can evaluate and allocate the expense.

b) No Trespassing Signs – Deer Ridge residents have requested signs be posted. Some have been destroyed.

c) Southpoint Water Connection.
There is a portion of land at Southpoint with no water supply. A residential neighbor has been contacted with a proposed agreement to allow for a water connection. The Board will continue to work toward obtaining a signed easement agreement.

5) Financial Information and Community Updates

a) January 2010 Financial Statements – Reports Attached

Motion: On a Tony Sims/Steve Fehrenbacher M/S/C the November January Financials were approved as presented

b) Update of Collection Accounts: Report attached

c) Community Updates: Report attached
Fencing repairs; the Board requested a repairs priority list. A plan and budget to be presented to the Board at the next meeting.

6) Unfinished Business

a) William West (SMA owned Property)

A new lease has been prepared. Angie has left several phone messages with no response. The following actions were recommended.

- Call and leave a message that the loan documents provide for full payment demands.
- Send letter to West stating the deadline for compliance is the end of the month or eviction action will be taken.

b) March 16, 2010 annual meeting update.

All vendors will supply door prizes.

The Pierce County Sheriff Department will have representatives speak.

Notice to Homeowners and proxy cards have been sent.

c) Website Committee update.

The board authorized the committee to use the "Survey Monkey" service at a cost of \$65.00 for three months.

d) E-Blast Policy recommendation was made to send an E-blast with a calendar and list of what is purposed and have homeowners respond regarding what types of communication that wish to receive (activities, news etc.) The ability to "opt out" of e-blast communication should be presented.

7) New Business

a) The 2009 tax return preparation is in process.

b) The board needs to consider how to approach the revision of the CC&Rs that are not in agreement with the bylaws. The proposed changes should be available for the March 2011 annual meeting for approval. Judy will supply a list of qualified attorneys. The goal would be to have it in front of the board by 12-31-2010.

8) Next Board Meeting

April 21, 2010 at 4:00 pm - Working Session

Adjournment

Motion: On a Tony Sims/Steve Fehrenbacher M/S/C the meeting was adjourned 8:05 p.m.

Approved:



Gloria Bauch, Secretary

04/21/10

Date



Sloan Clack, President