

SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD of DIRECTORS MEETING
May 24, 2010

BOARD OF DIRECTORS: Sloan Clack, Eric Corliss, Tony Sims
ABSENT: Steve Fehrenbacher, Gloria Bauch
Association Management: Angie Orr
Absent: Judy Nordstrom

1) Call to Order

The meeting was called to order by President, Sloan Clack at 6:07 p.m.

2) 20-Minute Homeowner Open Forum – No Comments – One homeowner in attendance

3) Review and Approval of April 21, 2010 Board Meeting Minutes

Motion: Minutes approved as presented on a Tony Sims/Eric Corliss M/S/C by unanimous vote.

4) President's Report

a) Update on Southpoint Water Connection. TGM to complete install by June 11th. Rain and Shady to install sprinkler heads. Corliss Resources to provide 55 yards of topsoil.

b) Letters have been sent to Deer Ridge and Savannah Ridge residents encroaching on SMA common area property. Sloan is working with attorney on this issue.

c) K-Com is trenching and laying fiber optics in Deer Ridge common area along 122nd. Water is now coming up from the ground. TGM does not believe that it is an irrigation issue. K-Com did not call before they dug. Tacoma Water will be called to do a site visit soon. The SMA will be sending a letter to K-Com putting them on notice.

d) After TGM tried to restart the irrigation system this spring, it was evident that the system was not blown out properly by Rain & Shady Landscapes. Rain & Shady is currently working with TGM to resolve the issue at their expense.

5) Financial Information and Community Updates

a) April 2010 financials presented by Angie.

b) Adjustment to Benum accounts write off presented by Angie. \$1,517.60 less money was written off than originally presented due to one of the parcels being sold and the lien being paid off through David Tall's office.

c) Update of Saba collection accounts presented by Angie.

i) Accounts Recommended for Write Off

Motion: SMA to write off five accounts totaling \$3,242.82 on homes that have foreclosed and owners are no longer living in Sunrise, as presented on Angie's "Accounts Recommended to

Write Off' report. The remaining accounts will continue to be actively collected. On a Tony Sims/Sloan Clack M/S/C the accounts were approved to write off as amended above by unanimous vote.

6) Unfinished Business

- a) William West (SMA owned Property)

Motion: Post 3 day pay or vacate notice and send to collections immediately. Tony Sims/Eric Corliss M/S/C by unanimous vote.

- b) Savannah Ridge Vegetation Management Plan – Work is now completed; waiting for final inspection by AML Geotechnical Services before homeowners can be billed.

- c) E-Blast Policy – No new information

- d) Bids in Process

- 1) 122nd Deer Ridge Trees

Motion: SMA not to replace trees on 122nd at this time until there is a proper solution to protect the trees. Tony Sims/Sloan Clack M/S/C by unanimous vote.

Motion: The Board of Directors, with the help of the Budgeting Committee, will revisit and evaluate the Landscaping Plan in conjunction with the Budgeting process this fall. Tony Sims/Sloan Clack M/S/C by unanimous vote.

- 2) Resurface tennis court and basketball court in accordance with Reserve Study. Angie to send notice to community members that courts will not be usable for about ten days through e-Blast.

Motion: The Board of Directors approved TGM landscaping bid and Pacific Ace, LLC resurfacing and repair bid for a total of \$22,910 including sales tax to do the following: tennis court repair and resurface, landscaping improvements and removal of trees/roots, and basketball court resurfacing. Tony Sims/Sloan Clack M/S/C by unanimous vote.

- e) CC&R Review and Re-Write – Nothing to report.

- f) Website – Survey to homeowners will be going out soon.

- g) 184th Barricade. Angie to send Gloria email regarding ecology blocks moving.

7) New Business

- a) 2010 NNO Update. Angie to get other bids to compete against Clowns Unlimited.

- b) Management Plan for Fence Maintenance. Angie and Tony to conference with Jim Talaga from Association Reserves in June to readjust reserve study at no cost to SMA.

- c.) Boy Scout Tether Ball Project.