

SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD of DIRECTORS MEETING
July 21, 2010

BOARD OF DIRECTORS: Sloan Clack, Eric Corliss, Gloria Bauch, Tony Sims, Tom Boyle

Association Management: Judy Nordstrom – South Sound Regional Manager
Angie Orr – Site Administrator

1. Call to Order

The meeting was called to order by President, Sloan Clack at 6:04 p.m.

2. 20-Minute Open Forum and Homeowner Comment Period

No Sunrise Homeowners in attendance.

7. New Business – Moved up from below to accommodate Mr. Mejia

a. Sunrise Crime Task Force update - John Mejia of the SMACTF reported that the barriers on 184th St. have helped to prevent trespassing. The task force has observed that the trespassing on the Destiny Church property is contributing to destruction and dumping in the common area around it. He suggested someone contact Destiny people to ask that they post the property and perhaps consider fencing along Sunrise Blvd.

b. Security Cameras at Community Center - Regarding vandalism in the Community Center parking lot and park area, John suggested the Board consider security cameras. Also should check on the possibility that security cameras would assist in the prosecution of violators.

3. Review and Approval of June 16, 2010 Working Session Minutes

Motion: Approve as written on a T. Sims - S. Clack M/S/C

4. President's Report

a. Deer Ridge and Savannah Ridge Encroachment Issues – Sloan is working on a plan of how to approach. Angie has recently received a report of possible encroachments in Cambria.

b. K-Comm Fiber Optics update – Sloan provided a phone number to Angie to do some further research. Eric Corliss suggested checking Pierce County for permits that may have been issued to K-Comm for work on the property.

5. Financial Information and Community Updates

a. June 2010 financial reports were presented and reviewed.

b. Collection information was not provided this month.

c. CDC provided information about bank account and payment processing changes.

Motion: Approve the financial statements as presented on a S. Clack – E. Corliss M/S/C

6. Unfinished Business

a. William West (SMA owned property) update. Angie presented an itemized breakdown of the balance owing. The house is in a pre-foreclosure status.

- b. Savannah Ridge Vegetation Management Plan update – The maintenance work is now complete and has been paid for by SMA. Letters and itemized billings have been distributed to the effected homeowners. An item for future discussion is a plan for the 2011 vendor bids and maintenance contract.
- c. E-Blast Policy – Still being monitored; no new action to report.
- d. Common Area Fencing and Gates – There is currently no reference in the CC&Rs to address allowing or disallowing gates when they abut a common area. As for the current gate request from Meadows homeowner Michael Carver, the following was agreed to:
Motion: Respond to Mr. Carver to deny the request until after the CC&R review and re-write with the condition that his work to date will be recognized with regards to any new requirements established. S. Clack – E. Corliss M/S/C
- e. National Night Out is on track for August 3, 2010.
- f. Bids in Process
1. Monument Signs – the Board requested better samples of the mock-ups and additional pictures of the fonts to choose from. Angie will provide at next meeting; perhaps after visiting a cemetery to look at headstone fonts. The Board was assigned the task of choosing 2-3 fonts that they like and submitting them to Angie for mock-ups.
 2. Office and Clubhouse Siding and Roofing Replacements
Motion: Tabled discussion to the August meeting on a S. Clack – G. Bauch M/S/C
 3. Community-Wide Irrigation Repairs – Review and discussion of the itemized bid totaling \$6,058.61 from TGM was presented.
Motion: Approve all repairs as per bid on a T. Simms – T. Boyle M/S/C
 4. Sunrise Parks Equipment & Drainage Upgrade – SS Landscaping bid of \$6,550.00 was \$157.00 lower than TGM's bid of \$6,707.00. Discussion included benefit of having the "on-site" landscape company perform the additional work.
Motion: Award the bid to TGM.
Amendment: Authorize TGM as per their bid and ask them to match the lower bid of SS Landscaping. T. Sims – T. Boyle M/S/C Vote: 3-2
- g. CC&R Review and Re-write – Sloan requested the Board members select two choices of attorneys to work with:
Motion: 1st choice – Steve Rovig and 2nd choice – Gary Akerman. T. Sims – E. Corliss M/S/C
- h. Management Plan for Fence Maintenance update
Motion: Tabled to August meeting to ensure time to review in detail on a S. Clack – T. Sims M/S/C
- i. Website Survey – Survey has resulted in 153 responses to date. Angie was directed to resend survey via e-Blast and request additional responses from homeowners.

j. Tennis and Basketball Court Renovation Update – Basketball Court cleaning and painting is completed. The Tennis Court renovation is 80% complete with the goal of 100% by National Night Out on August 3rd.

k. The Boy Scout Tetherball project – 95% complete with fill-in and plaque left.

8. Next Board Meeting

August 18, 2010 4:00 p.m. – Working Session

9. Adjournment

Motion: Adjourn 8:41 p.m. on a T. Sims – E. Corliss M/S/C

Approved:



Gloria Bauch, Secretary

8-18-10

Date



Sloan Clack, President