

SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS WORKING SESSION
January 19, 2011

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

Association Management: Present: Angie Orr – Sunrise Site Administrator
Absent: Judy Nordstrom – CDC South Sound Regional Manager

1. Call to Order

The meeting was called to order by Sloan Clack at 4:20 p.m.

2. Review & Approval of December 8, 2010 Budget Presentation Meeting Minutes

Motion to Approve: Tony Sims, Seconded: Gloria Bauch – Approved: 3 Opposed: 0

Note: Tony Sims would like to thank and compliment the 2011 budget committee for their time and effort in preparing the budget.

3. Review & Approval of December 16, 2010 Special Board Meeting Minutes

Motion to Approve: Tony Sims, Seconded: Gloria Bauch – Approved: 3 Opposed: 0

4. Presidents Report

a) New Sunrise Blvd Irrigation and Sidewalks update

It is recommended to move forward with the previously approved irrigation installation and postpone the sidewalk portion – Angie is requested to notify Total Grounds Management to begin project by calling for utility locate.

5. Financial Information and Community Updates

a) December 2010 Financial Information – Angie Orr presented the financial information for the end of the year, after reminding the Board that November financials had been emailed to them previously. Discussion included 2010 Accounts Receivable status and given the economic challenges, the friendly approach was most effective.

Motion to Approve: Tony Sims, Seconded: Sloan Clack, Approved: 3 Opposed: 0

b) Review of 2010 Collection Accounts – A summary of 2010 accounts in collections was presented including the Board approved write offs.

1. North Rim, Lot 1, 2010 Chapter 7 Discharge

SMA had to write off \$4,097.17 due to Chapter 7 filing. Homeowner paid to SABA the remaining balance of \$461.00. Sloan requested Angie discuss with SABA that they were responsible to track the bankruptcy. SMA would not have assigned the year end balance to collection had they been informed and feel we should not forfeit 50% of amount recovered to SABA.

Motion to write off account to 2010 books and restate December financials: Tony Sims, Seconded: Sloan Clack, Approved: 3 Opposed 0

c) Review of 2010 ARC Applications and Responses – Spreadsheet of 2010 ARC was presented to the Board for review. Information is on file in Association office.

d) Review of 2010 Violations & Responses – Spreadsheet of 2010 Violations was presented to the Board for review. Information is on file in Association office.

e) Projects in Process or Recently Completed

1. Community Center Drainage Repairs – The Board previously authorized TGM's bid. The work is now completed. Angie can request additional proposal for the other side of the community center near the tennis court.

2. Monument Signs – Cold weather damaged the adhesive and the majority of signs fell. Spectrum Signs has picked the signs up and will re-adhere in warmer weather.
3. Entry Pond lighting Repairs – Totem Electric is waiting for the new lighting kit to be delivered. They will schedule installation in conjunction with TGM.
4. Savannah Ridge – Tract A Maintenance – Work started today, January 19, 2011 by TGM – Contract presented for Sloan Clack's original signature.

6. Unfinished Business

- a) William West (SMA owned property) – The outstanding balance is now about \$1,000 plus dues and late fees that may be collected in the next few weeks. There has been no news from Chase Bank about the foreclosure status of the property.
- b) Spring Water on 122nd St near Deer Ridge – Photos and correspondence have been sent to Judy to provide to attorney for review and suggestions on how to proceed.
- c) CC&R Rewrite update – The Declarant attorney is in the process of reviewing. The HOA attorney has not yet received documents to review.
- d) Website Renovation update – In Progress – Working on a fee schedule for advertising to propose to the Board at the next meeting.
- e) North Rim Irrigation – In Progress – Still waiting for possible water source. There has been no contact with resident on West side of pond yet.

7. New Business

- a) Consent in Lieu for 2011 – 2012 Insurance Renewal – Presented for Board signatures.
- b) Mike Carver planting request at the Meadows – Mr. Carver's request is to enhance the common area of the Community Center park at his own cost. He will purchase the trees and is asking that the Labor be provided by the HOA via TGM using their labor hours.
Motion to Approve: Tony Sims Seconded: Sloan Clack Approved: 3 Opposed: 0
- c) Prospective Girl Scout Project – A Girl Scout Troup is interested in presenting a project to the Board to build a labyrinth on SMA property. They are welcome to attend an open meeting of the Board to present their ideas for review.

8. Next Board Meeting – February 16, 2011 at 6:00 p.m. – Homeowner Participation

9. Adjournment

With no other business to go before the Board, the meeting was adjourned at 5:47 p.m.

Approved:



Gloria Bauch, Secretary

2-16-11

Date



Sloan Clack, President