

SUNRISE MASTER ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS WORKING SESSION  
April 20, 2011

**BOARD OF DIRECTORS:** Sloan Clack, Eric Corliss, Gloria Bauch, Tony Sims, Tom Boyle  
**Association Management:** Angie Orr – Sunrise Site Administrator  
Clark Champion – CDC South Sound Regional Manager

**1. Call to Order**

President Sloan Clack opened the meeting at 4:05 p.m.

**2. Board Organizational Meeting – Election of Officers**

- *Motion by Eric Corliss to nominate Sloan Clack for President: Seconded by Gloria Bauch – Approved: 5 / Opposed: 0*
- *Motion by Sloan Clack to nominate Eric Corliss for Vice President: Seconded by Tom Boyle – Approved: 5 / Opposed: 0*
- *Motion by Sloan Clack to nominate Gloria Bauch for Secretary/Treasurer: Seconded by Eric Corliss – Approved: 5 / Opposed: 0*

**3. Review & Approval of February 16, 2011 Board Meeting Minutes**

*Motion by Tony Sims to approve as presented. Seconded: Eric Corliss – Approved: 5 / Opposed: 0*

**4. Presidents Report**

a) Sunrise Blvd New Irrigation

TGM's request for a utility locate identified unexpected gas lines, changing the scope of work recognized in first bid request. New bids have now been received by five vendors.

*Motion by Tony Sims to award the bid to Campbell's Backflow for \$9,012 plus tax, and authorize Sloan to negotiate warranty of work performed. Seconded: Eric Corliss – Approved: 5 / Opposed: 0*

b) Prospective Girl Scout Project

Tony and Sloan announced that the Girl Scout group found a Covington Homeowners Association to accept their project and it is currently in process.

c) CC&R Review and Rewrite update

This project is still in process. To date, there has not been a meeting between the Sunrise Declarant and the Attorney for review.

d) SDC / Destiny Church Trespassing

Sloan, Angie and Jim Guthrie of the SMA Crime Task Force have met with a Destiny Church representative and taken photos of the area along Sunrise Blvd where the trespassing is occurring. Sunrise Development Corp. has blocked the access as much as possible. Destiny needs to delineate and protect their property lines. SDC has offered to assist by providing Ecology Blocks for a nominal fee.

**5. Financial Information and Community Updates**

- a) February and March 2011 Financial Information – Angie Orr presented the financial information for February and March, concluding 1<sup>st</sup> Quarter 2011. Budget is in line year-to-date.

*Motion by Sloan Clack to approve as presented. Seconded: Tom Boyle – Approved: 5 / Opposed: 0*

- b) Collection Accounts – No new reportable information.

c) Projects in Process or Recently Completed

1. North Rim Pond Meter Installation and Turf Renovation – Tacoma Water has installed the new meter. The Board approved via Consent in Lieu TGM's revised bid for the connection to the new water meter and the renovations to the turf around the pond. The Consent in Lieu was presented for signature by the Board members.

2. 122<sup>nd</sup> Street Natural Spring Repairs – Angie prepared a summary of costs incurred to date for repairs and legal fees to correct the damage caused by K-Com. Currently TGM is owed \$2,126.00 for irrigation repairs and hand watering. Sloan and Angie will be drafting a letter to the Puyallup School District requesting that they acknowledge responsibility as the party that ordered the original work that caused the damages; however, the bill for repairs needs to be paid to TGM while avenues to collect are explored.

*Motion by Tony Sims to approve the payment of TGM's repair bill and letter to PSD, Seconded: Tom Boyle – Approved: 5 / Opposed: 0*

3. Fencing Repairs – Consent in Lieu approving the requested fence repairs for Southpoint, Savannah Ridge and Silverwood was presented for remaining Board member signatures.

## **6. Unfinished Business**

- a) ARC Guidelines for Solar Panels – The Board was provided a draft of the proposed ARC Guidelines for Solar Panels for review and inclusion to the 2008 ARC Guidelines.

*Motion by Tony Sims to approve as presented. Seconded: Tom Boyle – Approved: 5 / Opposed: 0*

- b) Website Advertising – The Association has received requests to advertise on the website. A draft agreement was presented for review and approval of form and price structure. Discussion included concerns regarding offering exclusive listings.

*Motion by Tony Sims to adopt the draft website agreement and fee schedule without the exclusive listing option. Seconded: Eric Corliss – Approved: 5 / Opposed: 0*

- c) Beauty Bark Proposals – Bids were received from five vendors to compare cost for bark refurbishing. The bids split to show cost per area for the Pond areas, Sunrise Blvd, Parks and Medians, and 168<sup>th</sup> & 170<sup>th</sup> Streets into Southwood Estates.

*Motion by Sloan Clack to award the job to Hydroseeding and Bark Blowers for all areas for a total of \$8,738.54, including sales tax. Seconded: Tony Sims – Approved: 5 / Opposed: 0*

- d) Office Computer Equipment – Upgrades have been made to the administrative computer hardware and software system equipment due to malfunctioning. This is a Reserve Study item for 2012. The Board recommended funding upgrades from the Maintenance Reserve account now and adjusting the dollar amount on the Reserve Study for next year.

## **7. New Business**

- a) ARC Committee Organization – Eric Corliss reported that the ARC Committee has received and accepted the resignation of Ken Pierce, effective March 15<sup>th</sup>. Roy McNairy has agreed to serve as Chairman and Tim Stephens, a homeowner in Southwood, has expressed interest in joining the committee.

*Motion by Tony Sims to approve Roy's appointment as Chairman of the ARC and to add Tim Stephens as a new committee member. Seconded: Tom Boyle – Approved: 5 / Opposed 0*

- b) ARC Guidelines for Sheds & Storage Units – Point of discussion – No action requested of the Board at this time. Homeowners are requesting shed variances due to lot size and proposed placement of structure. Sloan proposed the future addition of verbiage to the Guidelines to allow the ARC to grant variances or exceptions that would then come to the attention of the Board. In the meantime, the Board reiterated that the ARC has the authority to grant variances on a case-by-case basis.

- c) Community Center Vandalism – TGM bid the repairs at approximately \$1,600.00 for the drainage system and turf damage caused by Keegan Rose on April 15, 2011. Angie has talked to the authorities and needs to know if the Association wants to press charges for the damage. Tony Sims moved to file charges to discourage this type of inappropriate activity. Further discussion ensued. No second to the motion. Motion failed. The Board requested more information about the situation and will conclude this matter via email.

- d) Homeowner Landscape Requests:

1. Additional Landscape on Blvd at Southwood – This request needs to be included in the 2012 Budget file. We will also look at the Maintenance Reserve Study for inclusion when the update is done this summer.
2. Clean-up of Buffer at Southwood near 130th – We need to identify what area is ours to clean up. TGM has offered to use labor hours to clean out the buffer. The Board asked Angie to contact Pierce County to clean up their easement area so we have a better idea of what area belongs to SMA.

3. Deer Ridge Tree Replacement – The trees were vandalized in April 2010. It was the decision of the Board to not replace them at that time due to the expense and ongoing vandalism issues. Homeowners have contacted the SMA asking for consideration of replacement. Board members agreed the time for replanting would be better when the Arbors landscape is done at the time of development. The area would be more populated and hopefully prevent further vandalism.

8. **Next Board Meeting** – May 18, 2011 at 6:00 p.m. – Homeowner Participation

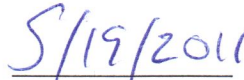
9. **Adjournment**

With no other business to go before the Board, the meeting was adjourned at 6:00 p.m.

**Approved:**



Gloria Bauch, Secretary



Date



Eric Corliss, Vice-President