

SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD of DIRECTORS MEETING
August 17, 2011

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

Association Management: Angie Orr – Sunrise Site Administrator

1. Call to Order

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

2. Review & Approval of July 20, 2011 Board Meeting Minutes

Motion by Tom Boyle to approve as presented. Seconded: Gloria Bauch – Approved: 4 / Opposed: 0

3. Presidents Report

- a) CC&R Review and Rewrite update – Sloan is asking CDC Management to act as information liaison between the Board and Steve Rovig (attorney). Everything is on track to have the draft reviewed by legal in September.
- b) Silverwood Park Water Meter Dispute – Sloan and Gina met with Tacoma City Water to see if it could be determined how they arrived at the back billed usage charges. Tacoma Water has agreed to adjust the bill to account for new valves installed by TGM. New adjusted rate is \$1,215.35.

Motion by Eric Corliss to pay the adjusted rate. Seconded: Tom Boyle – Approved: 4 / Opposed: 0

4. Financial Information

- a) July 2011 Financial Information – Angie Orr presented the Sunrise financial information through July 31, 2011 as previously emailed to members of the Board.

Motion by Sloan Clack to approve as presented. Seconded: Tom Boyle – Approved: 4 / Opposed: 0

- b) Projects in Process or Recently Completed

- 1. Destiny Church / SDC Trespassing – No response from Destiny Church regarding barriers. The Sunrise Crime Task Force has offered to help pay for blocking access to property. A letter was sent to Destiny regarding dumping happening on their property.

5. Unfinished Business

- a) Entrance Ponds Electrical Panel Vandalism – Angie provided email and photos of vandalism from Totem Electric of the electrical panels behind the Sunrise entrance monument. Totem has quoted \$2,011.00 to repair the damage. The Board requested additional bids. Item tabled to October meeting. *NOTE: Sloan asked that the electrical system be added to the Reserve Study.
- b) 2011 National Night Out recap – Angie reported that the NNO was a success with approximately 800 people in attendance. Look for a recap and photo album to be emailed soon.
- c) 2012 Reserve Study – The 2012 Draft Reserve Study was previously emailed to the Board for review. Members agreed it looked good. (See above note re: electrical system.)
- d) Appeal Hearing Request – Angie reported that a Deer Ridge homeowner has requested an Appeal Hearing regarding a non-compliant patio cover. Information only in case it escalates to Board level.

- e) Street Trees along Sunrise Parkway – In response to a homeowner concern about the greenbelt trees growing over and into the street trees, Angie obtained a bid of \$2,678.00 from Hansen's Harbor Tree Service to trim back the greenbelt trees. The Board requested at least one other bid and a discussion of how the trimming will be paid for and by whom. Tabled until the October meeting.

6. New Business

- a) Mid-Season Irrigation Repairs – Angie presented a Consent in Lieu of Meeting for Board signatures for the mid-season irrigation repairs performed by TGM for a total of \$2,177.00. There was also a discussion of ongoing vandalism to the controllers and valve boxes for the irrigation system.
Motion by Sloan Clack to have TGM install hasps and padlocks to secure valve & controller boxes with keys provided to Angie. Seconded: Eric Corliss – Approved: 4 / Opposed: 0
- b) 2012 Budget Committee – Angie provided a list of 2011 committee members to review. The discussion included the number of members for 2012, and it was determined that 5 – 7 homeowners was a good number. Gary Bissonette has shown interest and Angie will inquire with Tony Sims regarding his time availability for Board meetings and acting as the budget committee liaison.
- c) Emerald Ridge Plat – Yarrowbay Holdings has purchased the plat with plans for startup beginning with property clean-up in September. Phase 1 is for 73 townhomes and 105 single family homes. Model home complex is in permitting process. ARC applications have been provided by Yarrowbay Holdings. Sunrise staff, CDC Management and the Declarant has met with the Yarrowbay project managers for initial information. There was a discussion of requesting a public Homeowner Meeting to have Yarrowbay present plans for their project. Will discuss again at the October meeting.
- d) Form 17 – Seller Disclosure Statement – Revised 07/2011 – Seller disclosure statement includes information about Homeowners Associations and common interests. The Board asked CDC staff to review and determine if this form provides for collecting dues owed to the HOA at the time of ownership transfer.
- e) Homeowner Landscape Concerns – An emailed concern about landscape maintenance was received from a homeowner in Southwood. He requested his concerns about sprinklers, watering times, monument shrub height and crab grass be addressed by the Board. The concerns were discussed, and it was determined that Angie will review these concerns with TGM and respond via email to the homeowner with information on corrective action.

7. Upcoming Meetings:

October 12, 2011 at 6:00 p.m. – Board Meeting – 2012 Draft Budget Presentation

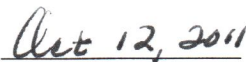
8. Adjournment

With no other business to go before the Board, the meeting was adjourned at 5:10 p.m.

Approved:



Gloria Bauch, Secretary



Date



Sloan Clack, President