

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD of DIRECTORS MEETING
December 21, 2011**

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

Association Management: Angie Orr - Senior Manager, Large Scale Communities

1. Call to Order

President Sloan Clack opened the meeting at 4:36 p.m.

2. 20-Minute Open Forum and Homeowner Comment Period

Question from Bud Montgomery:

Q. What is the status of the North Rim Pond Fountain?

A. Bids have been presented to the Board for review. Removal and replacement of the fountain has been recommended. Littlefield Landscaping's initial bid was for \$13,212.18, which included labor, parts and electrical. The Board requested that Gina approach Littlefield with a counteroffer of no higher than \$11,500, including tax.

Motion was made by Sloan Clack to authorize Gina to award the work to Littlefield, but ask them to rebid for the price of 11,500. If they are not willing to negotiate the price, then not to exceed their proposal of \$13,232. Seconded: Eric Corliss – Approved: 4 / Opposed: 0

3. Review and Approval of Meeting Minutes.

a) October 12, 2011 Meeting Minutes

Motion to Approve as presented: Gloria Bauch, Seconded: Tom Boyle – Approved: 4 / Opposed: 0

b) November 2, 2011 Meeting Minutes

Motion to Approve as presented: Eric Corliss, Seconded: Sloan Clack – Approved: 4 / Opposed: 0

4. Presidents Report

a) CC&R Review and Rewrite Update – At this time, there is nothing new to report.

b) 2010 – 2011 Property Tax Appeals Update

2010 - The case for 2010 has been argued but no decision has been made yet.

2011 - The appeal hearings are scheduled for January 17, 2012.

c) Contracts for signature: -

Total Grounds Management 2012-2013 Landscape Contract - The Board previously approved this contract, but the watering of the medians portion has not yet been resolved. The Board discussed the watering of the medians. SMA offered to pay for one half of watering expense. The contract currently reads 50/50 expense split up to 12 water truck visits. Sloan recommends the contract be approved with the change in conditions as follows: TGM will agree to water the medians up to a maximum of twelve visits through the growing season. SMA agrees to be responsible for any additional waterings.

Motion to Approve as presented: Eric Corliss, Seconded: Tom Boyle – Approved: 4 / Opposed: 0

i. AJG January 21, 2012 Insurance Renewal - The Arthur J. Gallagher Risk Management renewal summary was reviewed by the board. Eric Corliss asked why

the Medical Payment Liability coverage was reduced from \$20,000 to \$5,000.
Angie will investigate and report back.

4. Financial Information and Community Updates

- a) October 2011 Financial Information – Angie Orr presented the Sunrise Financial information through October, 2011 as previously emailed to members of the Board. A request was made that Gina provide details of the unexpected expenses in the 2011 Budget.

Motion by Sloan Clack to approve the financials as presented, seconded by Tom Boyle – Approved: 4 / Opposed: 0

- b) November 2011 Financials are in progress and will be distributed via e-mail.

- c) Community Updates / Management Report

Destiny Church Property update – No Change in Pierce County Assessors Records.

Sunrise Parkway Greenbelt trees have been trimmed away from the Parkway Trees.

5. Unfinished Business

- a) Emerald Point/Yarrowbay Holdings - Working on scheduling a meeting with Oakpointe Builders to review their design book. It was also requested that they provide pictures of other communities they have designed.

- b) Security Bids for Entrance Ponds - Totem Electric provided a bid for \$6,128.00 as opposed to the solution presented by Pond Pad at Alpine at \$1,420.90. The board requested getting a bid from Littlefield Landscaping on the same solution provided by Pond Pad and bring back for review.

- c) North Rim Fountain Bids - Moved up in Agenda – see item #2 above.

7. New Business

- a) 2011 Year End Account Write Offs – a list of accounts that were made up of foreclosure and bankruptcy situations was presented and recommended to write off.

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

- b) 2011 Year End Wish List – Attached Proposal

1. Monument sign at Sunrise Entrance

Motion by Gloria Bauch to approve, Seconded by Eric Corliss – Approved: 4 / Opposed: 0

2. Planting Bed at 134th Ave and Sunrise Blvd – The Board has questions on the hours that TGM proposed – Tabled to January 18, 2011 Board meeting.

3. Entrance and North Rim Pond Benches and Landscaping

Motion by Eric Corliss to approve TGM proposal, seconded by Tom Boyle – Approved: 4 / Opposed: 0

4. Deer Ridge Monument Retaining Wall

Motion by Eric Corliss to award to Littlefield Landscaping, seconded by Gloria Bauch – Approved: 4 / Opposed: 0

5. Sunrise Park Bike Rack

6. Safety and Rules signs at Tennis Court

Motion by Tom Boyle to approve items five and six, seconded by Eric Corliss - Approved: 4/ Opposed: 0

7. Clubhouse and Office Building Planter boxes – Bid isn't clear regarding materials. Board has asked Gina to have Son Trust re-bid to include lining. No decision was made – Tabled to January 18, 2011 Board Meeting.

8. Four “Children at Play” Signs for all four Sunrise Parks

Motion by Sloan Clack to approve, seconded by Tom. Boyle – Approved: 4 / Opposed: 0

c) 2012 Purposed Board Meeting Schedule – Approved By Board

d) Consent in Lieu – Southpoint CBU Mailbox Replacements – The boxes have been delivered, but not installed.

e) Savannah Ridge CBU Mail Box Pedestal – Has been Repaired by Sontrust for \$125.00.

f) New Office Administrative Assistant – Angie reported that Lori had started in the position, and it seems to be working out well. Angie encouraged the Board to stop by and introduce themselves if they have a chance.

8. **Upcoming Meetings:**

- January 18, 2012 at 4:00 p.m.

9. **Adjournment**

With no other business to go before the Board, the meeting was adjourned at 6:16 p.m.

Approved:

Gloria Bauch
Gloria Bauch, Secretary

2.1.12
Date

Sloan Clack
Sloan Clack, President