

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD of DIRECTORS MEETING
February 22, 2012**

BOARD OF DIRECTORS:

Sloan Clack, Eric Corliss, Gloria Bauch, Tom Boyle,
and Tony Sims

Association Management:

Gina Buchanan, Sunrise Site Administrator
Angie Orr – Senior Manager, Large Scale Communities

1. Call to Order

President Sloan Clack opened the meeting at 6:00 p.m.

2. Consideration of Agenda

3. 20-Minute Open Forum and Homeowner Comment Period

No homeowners in attendance.

4. Review and Approval of February 1, 2012 Minutes

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

5. Presidents Report

a) CC&R Review and Rewrite update – Sloan has received both sections from the attorney and is reviewing the Fair Housing portion. The process is moving forward but unsure of the March 1, 2012 completion date. It may be a little longer.

b) 2010 – 2011 Property Tax Appeals Update - 2011 has been finalized at the reduced value of \$400.00 or less. The final decision for 2010 has not been made.

6. Financial Information and Community Update

a) January 2012 Financial Information - Gina Buchanan presented the highlights of the financial information as distributed to the Board. No further questions or discussion.

Motion to approve the January 2012 Financial Information as presented: Tony Sims, Seconded: Eric Corliss – Approved: 5 / Opposed: 0

b) Management Report

1. Destiny Church Property – No Update.

2. 2012 Storm Clean Up – Campbell's has completed six days at \$800.00 per day and is requesting a maximum of three more days at \$800 per day. Tony Sims suggests in the future that the Association requests performance contracts from vendors rather than hourly rate contracts.

Motion to extend Campbell's current contract to include no more than three additional days to complete the clean-up: Tony Sims, Seconded: Tom Boyle – Approved: 5 / Opposed: 0

Motion to amend the current motion to include stump removal and clean up for the extended contract of \$7,870.00 and have Campbell's amend the contract accordingly: Sloan Clack, Seconded: Tom Boyle – Approved: 5 / Opposed: 0

3. Tanglewood Car Accident Fence Damage – Gina contacted the driver that damaged the fence. He has accepted responsibility for the damage, and signed a contract and payment plan to reimburse the Association for the damages. A payment of \$100.00 was made on February 14, 2012, with agreement to pay \$75.00 by the 15th of each month until the balance of \$612.81 is paid in full.

7. Unfinished Business

a) Security Bids/ Ideas for Entrance Ponds – Totem Electric amended their bid to include spot welding, motion sensor lighting and wire weights to further protect the electrical equipment. The total bid, not including sales tax, is \$9,364.00. The addition of large rocks placed over the junction boxes and a surveillance sign placed near the ponds was also proposed. Price for rocks, not including sales tax, is \$150.00 for three (two will be used at the junction boxes at entrance ponds; one will be used for junction box at North Rim Pond). The price for the surveillance sign, including sales tax is \$65.00.

Motion to approve the proposals and pricing as presented and move forward with the work: Sloan Clack, Seconded: Tony Sims – Approved: 5 / Opposed: 0

8. New Business

a) ARC/RCW Board Member Requirements – Al Dawn has resigned from the Architectural Review Committee effective 03/15/2012. Gina Buchanan presented information that the RCW requires the ARC contain at least two Board members when the committee will be making decisions on behalf of the Board. Tom Boyle agreed to serve as the new ARC member.

9. Upcoming Meetings

- March 15, 2011 – Annual Meeting at ERHS
- April 18, 2012 at 4:00 p.m.

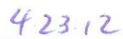
10. Adjournment

With no further business to go before the Board, the meeting was adjourned at 8:05 p.m.

Approved:



Gloria Bauch, Secretary



Date



Sloan Clack, President