

**SUNRISE MASTER ASSOCIATION
MINUTES OF THE BOARD of DIRECTORS MEETING
April 23, 2012**

BOARD OF DIRECTORS: Present: Sloan Clack, (4:25pm) 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

The meeting was called to order by Vice President, Eric Corliss at 4:05 p.m.

2. Consideration of Agenda

Agenda Items 3 and 5 were postponed for arrival of Sloan Clack

4. Review and Approval of February 1, 2012 Minutes.

Motion to approve as written: Tony Sims, Seconded: Eric Corliss - Approved: 4 / Opposed: 0

3. Financial Information and Community Update

a) February 2012 Financial Information

b) March 2012 Financial Information

Gina Buchanan presented the narrative (attached to minutes) Financial Statements were reviewed.

*Note: Sloan Clack joins the meeting at 4:25 p.m.

Motion to approve the February and March 2012 Financial Information as presented was made by Tony Sims, Seconded by Tom Boyle - Approved: 5 / Opposed: 0

4. 20-Minute Open Forum and Homeowner Comment Period

a) Adult Family Home Petition – Mike Kasper (“Welcome Home”) petitions the Homeowners Association to reconsider the settlement agreement of June 9, 2009. He refers to the Governor’s ruling RCW 64.38.060. Mr. Kasper was heard and the board will research and discuss the request and get back to him as soon as possible.

5. Presidents Report

a) CC&R Review and Rewrite – Sloan reports the billings from Hillis & Clarke exceeded the original proposal. There has not been opportunity to date to discuss the invoicing and the discount they have offered. She will contact them and report back at the next meeting.

b) Emerald Point Update – Yarrowbay Holdings/Oakpointe Builders has declined any responsibility to pay dues. The next step would be to have an attorney analyze the HOA’s position.

Motion was made to authorize Sloan to act on behalf of the HOA to engage legal counsel regarding the Emerald Pointe refusal of payment was made by Tony Sims, Seconded by Tom Boyle - Approved: 5 / Opposed: 0

7. Unfinished Business

a) Southwood @ 130th Buffer Maintenance (Tabled from June 21 2011.) - There has again been a homeowner request for the HOA to maintain this SMA buffer area. After discussion and a great deal of consideration, the Board Members agree there is policy and practice in place that prevents special consideration for this property.

Motion to follow the existing policy and practice and respectfully decline to maintain this buffer was made by Tony Sims, Seconded by Eric Corliss - Approved: 5 / Opposed: 0

8. New Business

a) Fencing Repairs

1) Tanglewood at 170th and 130th – Additional Non-weather related repairs needed

Motion to approve additional \$569.85 Proposal from Sontrust to complete the work was made by Tony Sims, Seconded: Tom Boyle – Approved: 5 / Opposed: 0

2) Savannah Ridge at 168th – Son Trust Proposal to repair fence and remove Gate was presented and discussed.

Motion to approve the Sontrust proposal was made by Tony Sims, Seconded: Eric Corliss – Approved: 5 / Opposed: 0

b) Eagle Ridge Storm Retention Pond Gate – Gate to the Eagle Ridge Retention Pond is damaged and needs repair. Discussion was made regarding ownership of the gate and whether SMA should repair the gate, or hold Eagle Ridge homeowners responsible.

Motion was made to authorize Gina Buchanan to obtain repair estimates and proceed with repairs up to \$500.00 was made by Tony Sims, Seconded: Tom Boyle – Approved: 5 / Opposed: 0

c) Tree Concerns – Proposals were presented from Knotty Tree Service for storm damage clean up in Southwood, The Meadows, Cambria and The Rim Neighborhoods.

Motion was made to approve all work to be done with the exception of The Rim until there is further clarification of work to be done was made by Tony Sims, Seconded: Eric Corliss – Approved: 5 / Opposed: 0

d) Merry Go Round Repairs – Gina recommends we research replacement of a different playground item. Note* Park equipment replacement should be added to future reserve study items. Gina will research other options and present to the Board at future meeting.

e) Clubhouse Heat Pump – MCS had identified necessary electrical repairs while conducting a service visit. The proposal was itemized and quoted at \$936.00.

Motion to have MCS complete the proposed repairs was made by Tony Sims, Seconded: Tom Boyle – Approved: 5 / Opposed: 0

f) CTF – New policies and Guidelines - Sloan requests Gina draft a document for Task Force Members to sign to acknowledge and agree to the Guidelines. Gina will work on the draft and present at a future Board Meeting.

Executive Session 5:42 p.m. – 6:05 p.m. – Purpose: Discuss the CR 2A Settlement Agreement SMA and Michael Kasper (“Welcome Home”) Family Home

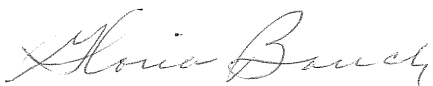
9. Upcoming Meetings

- May 16, 2012 at 6:00 p.m.

10. Adjournment

With no further business to go before the Board, the meeting was adjourned at 6:10 p.m.

Approved:



Gloria Bauch, Secretary



Date



Sloan Clack, President