



Board of Directors Meeting

AGENDA

VIA ZOOM WEBINAR

August 18, 2020, 4:00 PM

BOARD OF DIRECTORS: Sloan Clack, Monica Gildea, Roger Elmore, Brenda Pearson, Jordan Schenk

ASSOCIATION MANAGEMENT: Debra Porter, Angel Smalling, HOA Community Solutions

1. Call to Order and Confirmation of Quorum
2. Consideration of Agenda
3. Consent Agenda

The consent agenda includes items that are routine in nature and are adopted by one motion. Should the Board wish to discuss a consent agenda item, the item would be removed from the consent agenda and discussed under New Business.

The following items are submitted for Board approval:

- a. June 16, 2020 Sunrise Board Meeting Minutes
- b. July 8, 2020 Sunrise Special Operational Board Meeting Minutes
- c. Approve Condominium Law Group counteroffer to homeowner account number 26449: Up-front payment of \$5K due within 10 days of settlement agreement being executed; monthly payments of \$250/month for 3 months thereafter; \$350/month thereafter until paid in full; ongoing late fees and interest will be suspended/waived from the date of first payment forward; after one year of on-time payments, the remaining late fees and interest will be waived; all waived amounts will be reinstated if owner fails to pay as agreed during the payment plan, or if owner falls behind within one year of bringing the account current; ongoing legal fees to process payments and monitor the payment plan will be added to owner's balance due and collected as part of the payment plan; owner must agree to sign a Stipulated Judgment to secure these terms. *Previously approved by unanimous consent of the Board of Directors by email on July 14, 2020.*
- d. Approve Condominium Law Group homeowner account number 27758 waiver of late fees on and interest if they pay in full within 10 days of the offer. If they fall behind again within one-year, all waived fees will be reinstated. *Previously approved by unanimous consent of the Board of Directors by email on July 14, 2020.*
- e. Approve July 14, 2020 Compliance Committee recommendations: Approve shed application for owner account number 27836; approve variance to the Sunrise Master Association standard fence detail for owner account number 26829; allow temporary variance for owner account number 29058, which would allow A/C unit to remain in window for 60 days due to medical and hardship issues; deny waiver of fines in account numbers 27004, 26532, 26501, and 26249. *Previously approved by unanimous consent of the Board of Directors by email on July 27, 2020.*
- f. Approve Condominium Law Group sending second demand letters to following accounts: 26871, 30134, 29686, 26822, 30388, 31816, 32198, 27235, 27694, 29212, 26909, 26387, 26390, 26345, 27877. The total fees will be \$1,125 to send 15 follow up demands. All fees are charged to the owner's account and added to the collections

balance per the CCRs. *Previously approved by unanimous consent of the Board of Directors by email on July 29, 2020.*

4. Financial Information
 - July 2020 Financial Report
5. President's Report/Development Update
6. Management Report
7. New Business
 - a. 2019 Audit
 - b. 2019 Tax Return
 - c. Replacement of Dead Trees along Boulevard
8. 20-Minute Open Forum and Homeowner Comment Period
Homeowner Comments
9. Recess to Executive Session*
 - a. Bad Debt Review and Write off
 - b. Update owner 27036 lot maintenance violation
10. Reconvene Regular Session
11. Next Meeting – Annual Meeting September 15, 2020
12. Adjourn

**RCW 64.38.05 (4) . . . Upon the affirmative vote in open meeting to assemble in closed session, the board of directors may convene in closed executive session to consider personnel matters; consult with legal counsel or consider communications with legal counsel; and discuss likely or pending litigation, matters involving possible violations of the governing documents of the association, and matters involving the possible liability of an owner to the association. The motion shall state specifically the purpose for the closed session. Reference to the motion and the stated purpose for the closed session shall be included in the minutes. . . .*