

**SUNLAND VILLAGE EAST
BOARD OF DIRECTORS MEETING
Auditorium
August 11, 2011**

OPEN SESSION – 9:30 AM

President Linda Peterson welcomed ninety-four (94) members of the community.

Topic mentioned:

- Resident commented on the asphalt resurfacing. It was felt the resurfacing was not up to standard. Manager, Dick Schinke stated the asphalt needs the final inspection and no final payment has been made yet. Dick also explained there is a two (2) year warranty.
- Suggestion was made that the exercise rooms open earlier to accommodate residents. Dick Schinke advised the Board to discuss this and place it on the agenda for next month.
- Resident commented on the beautiful job done on refinishing the Auditorium floor.
- Question on status of the installation of the marquee sign. It was explained that the city of Mesa has not responded.
- Question on the key card system. The Manager stated that the bids were collected and are being reviewed.
- Question concerning the 2010 audit. The Treasurer Ed Zarr stated that it has been completed and accepted.
- Resident stated that he has presented to the Board a letter concerning having the pool open twenty-four hours for their consideration.

BOARD OF DIRECTORS MEETING – 9:38 AM

Board Members Present: Linda Peterson, Richard Perrault, Ed Zarr, Glenda Gearhart, Charles Parcels, Wayne Berg, Curt Davis, Manager Dick Schinke

All stood for the Pledge of Allegiance.

SECRETARY'S REPORT – Glenda Gearhart

Motion was made by Charles Parcels to approve the minutes of the June 9, 2011 meeting, seconded by Ed Zarr, passed.

Motion was made by Ed Zarr to approve the minutes of the August 5, 2011 meeting, seconded by Charles Parcels, passed.

President Linda Peterson read a statement concerning the resignation of Charlotte Walker, our HOA President, from the HOA Board of Directors. As Vice President, Linda accepted the duties as President.

An emergency phone meeting was made according to SVE Bylaw 7.3.6 for the purpose of updating officers. This phone meeting was made by Linda Peterson, June 11, 2011, asking for approval to appoint Richard Perrault to the position of Vice President for the Board of Directors. This approval was signed by Linda Peterson, Ed Zarr, Glenda Gearhart and Richard Perrault.

TREASURER'S REPORT – Ed Zarr

Ed presented to the Board the June Treasurer's Report (Attached A). Ed reported that the total revenue for the month of July was \$109,400. The total expenses were \$108,042. The actual income for the year to date is \$132,192. The total of our Reserve Replacement fund is \$793,657.95. This is where the funds for the new maintenance truck were taken.

SECURITY REPORT – Curt Davis

Curt reported that the Security Officer told him there were people standing by the pool gate waiting for it to be unlocked.

Residents were to be aware that leaving the garage doors open just a little would sometimes attract small unwanted animals if there is any food left in the garage.

He has been contacted by the Mesa PD about persons going through the community trying to sell alarm systems. You must be aware that these persons are sometimes not legitimate.

ARCHITECTURAL REPORT – Charles Parcels

Charles presented his report to the Board (Attached B). Charles reported for the months of June and July. For June there were three (3) Condo and two (2) House Title Transfers. For July there was one (1) condo and two (2) house Title Transfers. For 2011 there have been ninety-four (94) Title Transfers compared to ninety (90) Title Transfers in 2010.

The committee received eighteen (18) requests for architectural changes in June and July. Seventeen (17) were approved. There were sixteen (16) new violation complaints investigated and verified. There was one (1) second violation.

MANAGER'S REPORT – Dick Schinke

Dick presented his report to the Board (Attached C)

Completed:

- The palm trees have been skinned and trimmed.
- The hardwood trees have been trimmed.
- The solar powered light on Guadalupe has been replaced.
- The asphalt overlay in the North areas has been completed. We are not satisfied with the work that has been done and he will be getting an independent report and their opinion.
- The billiard tables have been re-covered.
- The restoration of the auditorium floors has been done by our maintenance crew.

Work in progress:

- The dumpster pad is not finished yet.
- The flagpole has begun to lean and we are getting bids to make repairs.
- We are getting bids for the repairs needed at the south pool.
- The Sossaman wall needs to be painted. This will be researched.

PRESIDENT'S REPORT – Linda Peterson

The Board has changed Glenda Gearhart's one (1) year term to the two (2) year term that was held by Jim Mayberry.

The Board purchased a 2011 Ford Ranger truck for the use of the maintenance crew and the office staff.

The monies for this truck came from the Reserve Replacement Fund.

NEW BUSINESS:

President Peterson ratified the truck purchase. At the August 5, 2011 BOD Business Meeting, **Motion was made by Richard Perrault, to purchase the 2011 Ford Ranger Truck, extended cab truck for the purchase price of \$18,649.22, seconded by Charles Parcels, passed.**

Dick Schinke explained cost for the Food Handlers. SVE will cover that cost of \$15.00 for each person taking the test.

Wayne Berg made motion to appoint Charles Parcels to the Board of Directors, seconded by Ed Zarr, passed.

Richard Perrault read the changes to the SUNLAND VILLAGE EAST ASSOCIATION AMENDED AND RESTATED BYLAWS DATED OCTOBER 14, 2010 (Attached D).

Ed Zarr reported on the condition of the North entrance planter wall. This wall has cracks and needs repair. The SVE sign is also starting to rust. This will be reviewed by the Board and taken care of in a reasonable time.

A room reservation cancellation fee of \$50.00 is a suggestion made by our Activities Director and Maintenance Staff. There has been a problem of not informing the staff when a program is moved or canceled. Curt Davis made motion for a refundable \$50.00 deposit on room reservations, seconded by Charles Parcels. This issue concerning who would be charged this deposit was discussed further by the Board and residents. Curt withdrew his motion and this issue will be reviewed.

In an Executive Session for personal business on August 5, 2011, the Board decided to hire Dick Schinke as a full time SVE Manager. **Motion was made by Ed Zarr to hire Dick Schinke for the position of SVE Manager, seconded by Charles Parcels, passed.**

CONTINUING BUSINESS:

Dick Schinke reported that two (2) more bids were needed to make a decision on resurfacing the North Pool Spa. This should be done soon.

The painting of the Sossaman wall was discussed. Dick will be checking on different ways to repair this wall and obtain bids and prices before this is presented to the Board for consideration.

50/50 Drawing

Jim Mayberry won \$19.

Charles Parcels made motion to adjourn, seconded by Ed Zarr, passed.

Respectfully submitted

Glenda Gearhart
Secretary, SVE HOA