

**SUNLAND VILLAGE EAST ASSOCIATION  
MINUTES OF  
BOARD OF DIRECTORS MEETING  
IN THE AUDITORIUM  
January 19, 2011**

MEETING WAS CALLED to Order at 7:00 p.m. by President Pat Chumbley with Vice President Jim Mayberry, Secretary Gene Trust, Treasurer Rich Hicks, and Directors Judy Abraham, Ed Malone and Marlene Morgan, and Manager Jim Harrison in attendance. All stood to pledge allegiance to the flag of United States of America.

MINUTES from the December 9, 2010 Board Meeting were approved as submitted.

**TREASURER'S REPORT - Rich Hicks.**

In the month of December, our revenue was \$126,192 compared to the budgeted \$117,586, so we are up by \$20,873. Our December expenses were \$109,318 compared to the budgeted \$88,445. Our income for December was \$16,637 compared to the budgeted \$29,141. Depreciation expense was \$12,637 leaving a net income of \$4,237. Budgeted depreciation was \$6,543, so budgeted net income was \$22,598. Net income was under budget by \$18,361. On the asset side, the total cash and temporary investments totaled \$1,468,093, which is about what they were before the construction of the Palo Verde Building. We are in good shape.

Our rebate for the swimming pool water solar panels at a cost of \$34,000 were delayed by Maricopa County. We should have our approximate \$20,000 rebate check from SRP in about a week. Our gas bill in 2008 was about \$58,000. In 2009 during the construction of the panels our gas bill dropped to \$49,000. In 2010, during which our panels were in full operation, our gas bill dropped to \$41,000. Similar or more savings will continue for the next 18 to 20 years. As of now, we have saved about \$3,400. Don Courtright was thanked for spear heading the project.

**ARCHITECTURAL CONTROL COMMITTEE (ACC) REPORT - Judy Abraham.**

1. In December, there were eighteen (18) title transfers of home ownership. Seven (7) were Condos and eleven (11) were houses.
2. Year to date at the end of December, there were one hundred thirty-five (135) title transfers.
3. Sixteen (16) architectural changes were submitted. All were approved.
4. Sixteen (16) new covenant violation complaints were investigated and verified. The majority of the complaints involved landscaping issues.
5. Christmas decorations should have been removed by now.

**SECURITY REPORT - Ed Malone.**

1. Safety is everyone's job, especially in the home.
2. In December there were three (3) auto accidents. All of them were avoidable. They pulled out onto Farnsworth Drive without checking for traffic. Nobody was injured.
3. We must continue watching out for each other.

**MANAGER'S REPORT - Jim Harrison.**

1. Work in progress, completed projects and purchases approved and made:
  - a. Palo Verde Parking Lot Lighting. Work on the project will be completed within 30 days.
  - b. Additional Hand Rails for the Spas and South Pool. Work was funded by Bingo and has been completed.
  - c. Shade Structure at North Pool – a new motor has been installed and shade structure is fully operational.
  - d. Activity Sign. Summit Signs has been in negotiation with the City of Mesa for the permit to install the new sign. The City of Mesa is requiring SVE to complete a Comprehensive Sign Plan (CSP) before they will consider the new sign. The new sign cannot be permitted under the current city sign code and can only be approved if made a part of a CSP approved by the City of Mesa. The Board is considering expenditure to complete the CSP. (A Comprehensive Sign Plan is a regulatory mechanism that allows for the substitution of a specific, custom sign plan which overrides the existing sign code as it applies to a specific development/area. These are normally created as part of the zoning/use approval and building permit process when a planned development is first established. SVE was built so long ago when none of the current requirements were in place, so there is no CSP in place to allow signage that is not compliant with current codes.)
2. Other Topics

- a. Michael Ginsberg has been retained to complete the 2010 Audit and to prepare 2010 Federal and State tax returns.
- b. Southwest Lawn Maintenance has been contracted to perform landscape maintenance for SVE in 2011
- c. The Mahoney Group has been selected as the agency to provide insurance coverage for SVE in 2011.
- d. Residents that reside on E. Nopal facing the softball field have presented a petition to the Board of Directors requesting a hearing about the use of the softball field and the parking situation on E. Nopal created by those utilizing the softball field. The petition will be turned over to the Board of Directors following the election for its consideration.

#### OLD BUSINESS

There was no old business.

#### NEW BUSINESS

The following motions were brought before the Board:

1. Jim moved that Bingo managers be limited to a maximum \$500 per expenditure for operational expenses and any other amount exceeding \$500 shall be submitted to the full Board approval. The motion was seconded and passed unanimously.
2. Judy moved that the Board require all requests for Bingo expenditures from clubs or groups be submitted to the manager. The Board President and Treasurer may approve request for less than \$500 and all requests exceeding \$500 shall be submitted to the full Board for approval. The motion was seconded and passed unanimously.
3. Ed moved that the Board approve an expenditure of \$2,000 for preparing a comprehensive sign plan for Sunland Village East and include it as an addendum to the Summit Signs contract. The motion was seconded and passed unanimously.

#### ANNOUNCEMENTS

1. Thanks to all who generously donated to the holiday food drive and to the Shuffleboard Club for sponsoring it and collecting all the food. They collected six car loads for delivery to three area churches.
2. Thanks to Bobbie Hughes and her committee (Sharon Schwarz, Lee Sorenson, Betty Wrigley, Marlene Wood and Marlene Payne) for putting up and taking down all the Christmas decorations in the Auditorium, Mesa Verde Room and Palo Verde Building.
3. The new Board will meet on January 20 at 9:00 a.m. to elect officers. It will be an open meeting, but with no participation by other Members.
4. The regular Coordinators Meeting will be on Thursday, January 27, at 9:00 a.m. in the Mesa Verde Room.

The Meeting was adjourned at 7:27 p.m.

Respectfully submitted



Gene Trust, Secretary