

**SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 10, 2011**

OPEN SESSION- 9:30AM

Topics mentioned:

The suggestion was made that another treadmill be purchased for the South exercise room to insure there are at least two machines available for residents to use.

The Tennis Club was commended for getting extra parking at the church across the street for use of guests at the tournament played on our courts.

The auditorium flooring was discussed. The warranty from the company does not extend to scuffs and marks due to normal use. The company will not replace or repair the material.

The issue of children under three using the pool was discussed. The board will be placing new signage at the pools and an article will be placed in the April Outlook reinforcing the rules. Jim Harrison requested the residents to report incidents to the office for followup.

BOARD OF DIRECTORS MEETING – 9:45

Board Members Present: Charlie Walker, Glenda Gearhart, Ed Malone, Dave Abel, Linda Peterson, Manager, Jim Harrison

All stood for the Pledge of Allegiance.

SECRETARY'S REPORT – Glenda Gearhart

There were no changes to the February minutes. **Motion was made to approve the February minutes by Ed Malone, seconded by Dave Abel, passed.**

TREASURER'S REPORT – Ed Malone

Ed presented to the Board the February Treasurer's report (Attached A). Up to this point in February we are \$19, 824 to the good.

Ed wanted to hi-lite that Bingo is a big contributor of \$6,000 net over what was budgeted to our income and wished to thank them for all their help.

Our accounts receivable are at 1.8% which is very good.

There were only two areas where expenses were up, the utilities due to the cool weather and the kitchen grill repair.

SECURITY REPORT- Ed Malone made the report due to the absence of Jim Mayberry.

Ed reported that many of our activity rooms have been left open at night. Please be more vigilant about locking up. Garage doors are still being left open. During February the police reported 1 call for a burglar alarm, 1 vehicle burglary, 2 residential thefts and 1 traffic stop.

ARCHITECTURAL REPORT – Dave Abel

Dave reported the Architectural Control Committee has 8 members that meet each week. The community is divided into 4 areas. Area 1 is checked by Earlene Bolda and Larry Seegers. Area 2 is checked by Gary and Kay Burnham. Area 3 checked by Jack and Louise Grove. Area 4 is checked by Bob Meyer and Bob Sonstebly. Jack Grove was elected Chairman of the ACC.

In January there were 27 approvals, 1 disapproval and 1 violation. In February there were 26 approvals, 0 disapproval, 2 violations. The information about these areas and any questions about changes for your home are in the office.

There were 15 properties that changed hands in February.

MANAGER'S REPORT – Jim Harrison

Jim presented to the Board his report (Attached B).

The Palo Verde Parking Lot Lighting has been completed.

Summit West Signs will proceed with the comprehensive sign plan and submit it to the City of Mesa for approval.

Southwest Lawn Maintenance is working on:

\*Reviewing and analyzing the broken and shut down irrigation systems.

\*Front entrance irrigation and vegetation.

\*Estimates to trim trees in retention areas, along Guadalupe, and fruit trees. We will seek 2 other bids using SW as a scope.

We are seeking estimates to replace the security card system.

The wood-shop will no longer sponser members to make house calls. Wood shop members may make house calls on their own to perform repair service.

The Board is in process of determining the extent of expenditures that will be made in 2011 from Reserve Fund for Maintenance and Repair within the community.

The Solar Rebate for the South Pool has been approved and the North Pool is delayed until March 14.

#### PRESIDENT'S AGENDA – Charlie Walker

Charlie Walker assured the residents that the Board will appoint a person to fill the vacancy left by Judy Abraham in the next seven days.

Letters have been sent to the residents that live on Nopal explaining that we cannot curtail or prevent parking on the street.

#### OLD BUSINESS

**Ed Malone made motion to disband the 2010 election committee consisting of Jack and Louise Grove, Laura Paulsen, Joan Seibel, Joy Stevens, Lynn Whiteside, Shirley Miller, Annette Hunt and Bonnie Ralston with thanks for their service, seconded by Linda Peterson, passed.**

**Glenda Gearhart made motion to appoint Dave Abel to the ACC Committee, seconded by Linda Peterson, passed.**

Charlie Walker explained that SVE will be receiving a \$21,000 refund from Salt River Project for the solar panels that were installed to heat the pools.

Ed Malone reported on the Reserve Study. Ed will be working with the staff to look at the SVE inventory, buildings, equipment, etc. Ed will work using the 2009 Reserve Study to set up a preventative maintenance program that will be more comprehensive to insure accurate cost control.

The Board has been contacted by SESAC and they wish us to get a license with them for \$956 a year. We already are licensed with ASCAP which is \$750 a year. These licenses would allow us to use musical groups without infringement on copyright laws. The Board will be contacting our attorney before any payment is made.

#### NEW BUSINESS

Linda Peterson reported on the bids to resurface the auditorium parking lot. Sunland Asphalt costs were approximately \$95,000. Ace Asphalt costs, \$101,000. Linda explained where asphalt would be placed, concrete pad for the dumpster and recycle bins and striping. Sunland's bid is good for 30 days and the Board felt that Sunland Asphalt was the best company. Jim Harrison contacted someone concerning the best time of year to do the work. The spring or fall would probably be best but Sunland felt anytime of year would work for them.

There was concern about how long the asphalt repair would take. It was explained that it would take approximately 4 days. The use of re-bar to enforce the concrete pad was discussed. The length of time to cure the asphalt was discussed.

**Ed Malone made motion that the Board accept the Sunland Asphalt contract of \$95,606.00 for the overlaying of the parking lots, which includes a concrete pad for the dumpster and recycle bins. Further clarification on possible need for reinforcement of the concrete will be looked into, if this is needed an additional addendum will be added to this contract, seconded by Dave Abel, passed.**

Linda Peterson reported on the machine that the Board is considering purchasing for the refinishing of the Auditorium flooring. This machine will cost approximately \$2,600. This machine would be used to refinish and maintain all other hard floor surfaces in the community. There was a question of a fire hazard which will be looked into. There was discussion on the use and expense of replacement products.

**Ed Malone made motion that the Board purchase this Square Scrub Surface Preparation Machine at the cost of approximately \$2,600 for refinishing the Auditorium floor, seconded by Linda Peterson, passed.**

Dave Abel reported on the Security companies that were contacted. Our current Community Action bid was \$71,856. Bolt Security bid was \$92,664. Allegiance Security bid was \$59,987 for the same services. The Allegiance Security comes highly recommended by other HOA's. The Board felt they are not dissatisfied with Community Action but felt for the same services we would go with Allegiance and save \$11,869. The services that Allegiance would provide was discussed.

**Linda Peterson made motion to accept the contract of \$59,987 with Allegiance Security for the next year, seconded by Dave Abel, passed**

Dave Abel discussed a new committee that is being formed to oversee the landscaping of the common areas in the community. This committee would advise and make suggestions to the SVE Board and Manager of need and changes that might be made to make the area more attractive. He has sent out a memorandum for anyone interested in being a part of this committee. There will be a meeting on Monday the 14<sup>th</sup> at 4:00PM in the Saguaro Room for anyone interested.

Jim Harrison stated the need for repairs on the North Spa. He will be getting three (3) bids on resurfacing the spa.

Charlie Walker expressed the need for new signage at the SVE pools. Wayne will be doing a inventory of all signage and will get estimates of costs for replacement.

Another comment was made about the letter sent to the Nopal residents. They expressed the need for the Board to make sure the CC&R's 4.1.10 was read.

The Board reassured the resident that the rule was understood and the SVE Softball Team was not considered a nuisance to the Nopal residents.

50/50 Drawing

Charlie Simone won \$21

Meeting Adjourned

Respectfully submitted

Glenda Gearhart  
Secretary