

**SUNLAND VILLAGE EAST
BOARD OF DIRECTORS MEETING
Auditorium
November 10, 2011**

It is important to remember that minutes should contain what actions the board takes, not who said what in a discussion.

OPEN SESSION – 9:30 a.m.

President Peterson welcomed members of the community.

President Peterson read a statement concerning the dismissal of Charles Parcels from the Director position on the Architectural Committee. She also referred to the removal of Richard Perrault from the position of Vice President. She received a call from a local newspaper concerning these issues. These actions need to be put behind us and this Board and Community need to move forward.

Topics mentioned:

- Comments concerning ACC Committee
- Comments concerning the resident's ability to record and receive recordings of a HOA Board Meeting.
- Concern that the last minutes did not address the statement signed by Ed Malone, Dave Abel and James Mayberry. This statement said they felt excluded and were not trusted in the decision to terminate Jim Harrison in May. This letter is in the records for October 13, 2011. A copy of this letter (Attached A) will also be attached to the November 10, 2011 minutes.
- Question concerning our Security Company. Answer: Our Security Company is doing a good job.
- Question concerning hiring someone other than our HOA Maintenance Staff for lawn maintenance. Answer: No, we are not.
- Question concerning lists of persons not eligible for Nominating Committee. Answer: There are no lists.
- Reference to the dismissal of Jim Harrison.
- Another request for hand held microphones to be used at Board Meetings.

BOARD OF DIRECTORS MEETING – 9:47 a.m.

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.

The comment was made that it was very uplifting to see a person from the military saluting the American flag as the pledge was being said.

The comment was made that in 2009 the National Defense Act was passed by Congress that allowed all military to salute the flag as if they were in uniform.

The Marine Corps Birthday is today.

SECRETARY'S REPORT – Glenda Gearhart

The minutes from October 13, 2011, will be changed to read the net income for the year was \$68,357.56. Minutes were approved with this change

The minutes from October 19, 2011, Richard Perrault wishes his name to be on these minutes as an excused absence. Minutes were approved with this change.

The minutes from November 1, 2011 were approved as posted.

TREASURER'S REPORT – Ed Zarr

Ed reported the current revenue for October was \$114,250. The expenses for October were \$106,641. The net income for October was \$435. The balance of the Capital Contribution Fund is \$239,117.00 and the SVE Community Improvement Fund is \$95,119.00. The Capital Reserve Replacement Fund has a balance of \$678,387. Our current period Net Income is \$68,547. A question was asked concerning the balance of the Capital Reserve Fund being down from last month. It was explained that the funds were used in the replacement of the dumpster pad and enclosure.

SECURITY REPORT – Curt Davis

Curt thanked residents for locking up at night and closing their garage doors. The security guards are opening the pools at 4:30 a.m. for your convenience.

ARCHITECTURAL REPORT – Curt Davis

Curt presented his report for the month of October. There were four (4) Condo and five (5) House Title Transfers.

The committee received twenty-five (25) requests for architectural changes. Twenty-four (24) were approved. There were thirteen (13) violation complaints investigated and verified. There were two (2) second violations.

MANAGERS REPORT – Dick Schinke

Dick reported that the black marks from shoes on the South Pool deck caused by seal coating from newly finished streets have been cleaned.

The tractor for the softball field has been delivered and the softball club has been using it. They report that it saves them time and keeps the field in shape with less work.

The slight overspray caused by wind when painting the Sossaman wall has been resolved. A few RVs in the storage area had been over sprayed when a wind came up. Maintenance has taken care of the problem.

The Security was notified and the pools are now open at 4:30 a.m.

Four (4) contractors have been contacted concerning the planter wall replacement at the North entrance. They have been given specifications for the work and we should be able to award the contract at the December Board Meeting.

We lost another large tree during high winds on Friday evening. The tree and stump will be completely removed by next week.

We are still waiting for permits from the City to finish the North Spa.

Peak Recording will be installing visual, audio and lighting in our auditorium. They will be having an operator's class as soon as the new equipment is in and functioning. If anyone is interested in taking this class, please contact the office.

PRESIDENTS REPORT – Linda Peterson

There will be tree replacement included in our budget for next year. We will be replacing trees that have blown down in the last few years.

There have been requests for golf cart parking at the Mesa Verde Room. We are looking into several options. We will try to get this accomplished in the near future.

There will be a Town Hall meeting on Monday November 28 at 6:00 p.m. in the Auditorium. This will be a presentation on the South Complex Fitness Center.

CONTINUING BUSINESS:

As suggested by our attorney we are establishing Board of Directors Code of Ethics: Fiduciary Duties (Attached B) Richard Perrault felt that this item should be placed under New Business. He presented his draft for this Code in August and it needs to be reviewed by the Board. President Peterson explained that this was sent to the Board for review after Richard presented it, and she had received no comments. **Motion was made by Ed Zarr to accept this Board of Directors Code of Ethics, seconded by Curt Davis.**

Richard Perrault pointed out that a portion of the Code had been omitted when it was typed and should be inserted before the Board accepts the Code. These changes will be made before signing.

Ed Zarr withdrew his first motion and made motion to accept the Code with changes, seconded by Wayne Berg, passed.

President Peterson presented to the Board the Members Code of Conduct (Attached C) that was suggested by our attorney. Richard Perrault questioned the time limit on persons speaking. President Peterson stated the code places a time limit of two (2) minutes for each subject. **Motion was made by Wayne Berg to accept this Members Code of Conduct, seconded by Ed Zarr, four (4) yea, two (2) nay, passed.**

President Peterson presented to the Board the SVE Acknowledgment form to record meetings (Attached D). This per House Bill 2245 permits owners attending a meeting to tape and/or video record open board meetings, subject to reasonable rules and regulations. We have drafted an acknowledgment form for resident to sign. **Ed Zarr made motion to accept this form, seconded by Curt Davis, passed.**

NEW BUSINESS:

There will be a Budget Meeting on November 16th in the Rosewood Room at 9:00 a.m.

There will be a Town Hall Meeting on the South Complex Fitness Center on Monday, November 28th at 6:00 p.m.

NOT ON THE AGENDA:

Charles Parcels presented to the Board a list (Attached E) of his charges against President Peterson. He also feels the Board is not conforming to State Statues. **Charles Parcels made motion to remove Chairman Peterson from that office, seconded by Richard Perrault, two (2) yea, four (4) nay, motion denied.**

50/50 Drawing

Avis Morton won \$15.

Wayne Berge made motion to adjourn, seconded by Ed Zarr, passed.

Respectfully submitted,

Glenda Gearhart
Secretary, SVE HOA