

**SUNLAND VILLAGE EAST  
BOARD OF DIRECTORS MEETING  
Auditorium  
December 8, 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.**

Topics mentioned:

- Question was asked concerning a statement made at the presentation of the South Complex Exercise Room. It was stated that the Board could vote on this expenditure without a vote from all residents. Answer: There was a misunderstanding with the process of the Fitness Center. After lengthy research and Town Hall Meetings the residents will be given a choice following proper procedure stated in Article 6.6 of our Bylaws.
- A representative from the Softball Club stated that the club raised \$6,000 at a recent tournament and this will be donated to Sunshine Acres Children's Home.
- Questions on the 2012 Budget regarding the Capital Contribution Fund, salaries, attorney fees and the depreciation on the newly purchased truck. These questions were all answered by our SVE Accountant.
- All of these questions should have been asked by residents at the Annual Budget Meeting that was held November 16, 2011.
- Comments from residents thanking the Board Members that have served this year.
- Several comments concerning the Independent Newspaper article.
- Thanks to Bill Veach for our Golf Cart Parade
- Comment concerning more community support of our restaurant.
- Past ACC member Bob Myers questioned his dismissal from this Committee. It was explained there were no complaints about his work done for residents. The Board felt that there could be an appearance of his using inside information to solicit work.

**BOARD OF DIRECTORS MEETING—10:05 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.

**SECRETARY'S REPORT – Glenda Gearhart**

The minutes from November 10, 2011 will be changed to read Richard Perrault was disallowed to say something after President Peterson's statement during open session. Minutes were approved with this change.

Minutes for the November 16, 2011 Budget Meeting were approved as posted.

Minutes for the December 1, 2011 Board Business Meeting were approved as posted.

**TREASURER'S REPORT – Ed Zarr**

Ed presented his report (Attached A) to the Board. The total revenue for the month of November was \$130,711 and the total expenses were \$123,404. Total Liabilities and equity for the November is \$2,765,902. If there are any questions Ed or Trish will be available.

It was explained that the 2012 Budget was approved at the November 16<sup>th</sup> Budget Meeting and there will be a \$10.00 increase for residents on their assessments.

Question was asked concerning the monies in the Palo Verde improvement fund. It was explained that these monies were designated for the Palo Verde Building and can only be used for improvement of the Palo Verde Building.

#### **SECURITY REPORT – Curt Davis**

Curt reported that residents have been diligent about locking up and friendly when called about an open garage door.

Security is now opening the pools at 4:30 a.m. for your conscience.

Please make sure you lockup and turn off lights when you are finished with an event.

#### **ARCHITECTURAL REPORT – Curt Davis**

Curt presented his report for the month of November. There were eight (8) Condo and five (5) House Title Transfers.

The committee received forty five (45) requests for architectural changes. Forty three (43) were approved. There were six (6) violation complaints investigated and verified. There were three (3) second violations.

#### **MANAGER'S REPORT – Dick Schinke**

- North Pool shower areas are being tiled and should be finished next week.
- North Spa work has begun.
- New sign has been attached to gate at north pool.
- Sunland Asphalt has been informed of cracks beginning to appear due to weather change.
- Work is being done on the auditorium audio, visual and lighting.
- We have found that our stage sound system has quit working and needs to be replaced.
- Specs and contracts have been given to the Board Members for North Entrance repairs on walls and planters. This will be voted on today.

Question concerning time the North Spa will be done and why it wasn't done in the summer. It was explained that it had to be done in cooler weather for the plaster to cure properly. The spa will be finished by December 15<sup>th</sup>.

#### **PRESIDENT'S REPORT – Linda Peterson**

The next Meet the Candidates is on Tuesday, December 13, 2011 at 1:00 to 3:00 p.m. in the Oakwood Room.

President Peterson again stated nothing will be done on the Fitness Center until it has gone to a vote of the residents.

#### **CONTINUING BUSINESS:**

President Peterson introduced Ken Marshall from Peak Recording to give us details and demonstrate a sound system to replace the malfunctioning system on the stage.

Ken explained how our systems work and what they are used for. Ken recommended a portable sound system that could be used at various venues. He then demonstrated how this system worked by playing his guitar and singing. Questions were asked by residents and Board Members concerning this system and how it works.

**Motion was made by Ed Zarr, seconded by Richard Perrault to accept the Peak Recording bid of \$8,593.86 for this portable sound system, passed.**

**NEW BUSINESS:**

The planter walls at the Baseline Road Entrance need to be repaired and replaced. We have three (3) bids that were returned to us for the work.

F.V. McArthur Corp - \$7,790.00

RKW Construction - \$10,115.00

Howe Masonry - \$6,350.00 plus taxes and license.

**Ed Zarr made motion to accept the bid for \$7,790.00 from F.V. McArthur Corp, seconded by Charles Parcels, passed.**

Dick Schinke was complimented on work he did getting the specs and bids on this contract.

50/50

D. Jensen won \$21.

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

Respectfully submitted,

Glenda Gearhart  
Secretary, SVE HOA