

**SUNLAND VILLAGE EAST  
BOARD OF DIRECTORS MEETING  
Auditorium  
September 8, 2011**

OPEN SESSION – 9:30 AM

President Linda Peterson welcomed one hundred seven (107) members of the community.

Topics mentioned:

- Resident suggested that there be a special account for tree replacement in the community common areas.
- A suggestion was made to start an adopt a tree program and have resident volunteers water and care for new trees until they are established.
- Resident presented a copy of a written statement to the Board for review.
- Resident commented about the appointment of Board Member Gearhart to a two (2) year term.
- A reference to the past Board making Walt Handberry's one (1) year position, a two (2) year position, after Darlene Brown resigned.
- A question was raised concerning the hiring of F.V. McArthur to construct the dumpster pad when he is related to an employee of SVE. Dick Schinke explained that the Employee Handbook only refers to persons hired for employment of SVE personnel.
- A comment that it was unfair to have meetings of importance while winter visitors are not here.

BOARD OF DIRECTORS MEETING – 9:50 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

Minutes of the August 11<sup>th</sup> Board Meeting were approved as read.

Minutes of the August 30<sup>th</sup> Board Meeting were approved as read.

TREASURER'S REPORT – Ed Zarr

Ed presented to the Board the August Treasurer's Report (Attached A). Ed reported the total Revenues for the month of August were \$104,720 and the total Expenses were \$91,461. Ed reported that the SVE Capital Contribution Fund is \$234,117. This fund was set aside for future buildings. Ed stated he would answer any questions after the meeting.

SECURITY REPORT – Curt Davis

Curt reported that police reports can be done online. The City of Mesa will sponsor a November meeting at the Mesa Verde Room concerning getting involved with neighborhoods. This would qualify as a Block Watch meeting. We are hoping to have Scott Summers our City Councilman as a speaker.

Dick Schinke spoke on the status of our Security Company.

ARCHITECTURAL REPORT – Charles Parcels

Charles presented his report to the Board for the months of August. For August there was one (1) Condo and three (3) House Title Transfers.

The committee received two (2) requests for architectural changes. Two (2) were approved. There were three (3) new violation complaints investigated and verified. There were no second violations.

MANAGER'S REPORT – Dick Schinke

Dick presented his report to the Board (Attached B)

Completed:

- The flag pole at the North end of the complex has been straightened.
- Dick reported on the pit bull dog attack on a residents dog.
- We have received a copy of the City of Mesa permit from Summit West Signs.

Work in progress:

- Dick has contacted several asphalt engineers to inspect work done by Sunland Asphalt. Dick is waiting for calls from them.
- A company has been located that can supply parts and key cards for our current card reader system. We are still looking for a contractor to install a new card reader system.

Pending Board approval:

- Dick read the Rules for Video and Tape Recording of Association Meetings (Attached C) that the Board is reviewing and might adopt.
- We have had a problem with a home owner not maintaining their property. In the last three (3) years we have recorded nineteen (19) letters that have been sent to this person. I will ask the Board to turn this over to our attorney to handle.

Miscellaneous:

- We will be using some new procedures when requesting proposals for work done. We will determine what kind of work we need and have specification prepared through an outside consultant or supplier or in house if we can. Contractors will be solicited and sent our specifications. Contractors will return their proposals along with proof of liability insurance and Workmans comp insurance if required. They will be required to sign our "Independent Contractors" agreement.

Dick commented on the Code of Conduct Rules that each resident received when they attended this meeting.

#### PRESIDENT'S REPORT – Linda Peterson

Linda reported that the Board will be reviewing all ACC guidelines and documents to make sure they comply with the RCC&R's, State and Federal laws.

The contract for the work to be done on the south pool has been awarded to R K W Construction Company. He has signed the contract and will begin work in a week.

Linda stated that the Board would like to thank all the volunteers of this community for their outstanding service.

#### CONTINUING BUSINESS:

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

We have received three (3) proposals to paint and repair the Sossaman Wall.

Reed Painting - \$14,112

Erik Pickard Painting - \$11,800

RK Walker - \$12,500

**Ed Zarr made motion to accept RK Walker bid, seconded by Curt Davis, two (2) yea, four (4) nay, motion denied.**

#### NEW BUSINESS:

President Peterson stated that we need an addendum to the original bid for the dumpster pad to put gates on the recycle bins as per RCC&R's 3.1.24 and 4.1.19. The gates were not included in the original bid sent out by Jim Harrison. McArthur Construction who is doing the building of the dumpster wall has submitted a price of \$2,142.00 to build and install two (2 ) more gates. **Motion was made by Ed Zarr to accept the McArthur bid, seconded by Wayne Berg, passed.**

President Peterson stated that the Manager would like the Board to authorize a \$2,000 expenditure cap to use in case of an emergency. The Manager would notify all Board members of expenditure as soon as possible.

**Richard Perrault made motion to approve the amount of \$2,000 for the emergency expenditure cap, seconded by Ed Zarr, passed.** A annual cap will be reviewed after this program is installed.

The Softball Field has a wooden cover that is over a retention basin drain valve. This cover needs repair. The Club is asking the Association to stucco the cement drain to look better. This can be done for approximately \$200. The Board discussed other options to solve this problem. **Motion was made by Ed Zarr to make these repairs for no more than \$200, seconded by Wayne Berg, four (4) yea, two (2) nay, passed.**

Gordon Smith from the Softball Club presented his request for the Clubs need of a new tractor to grade the softball field. Gordon listed all the ways this tractor will be used to help maintaining the softball field. They are very proud

of their club and how it represents our community. The Club would like the Board to partner them in this purchase. The Board requested that the Club research several bids on tractors that might fill their needs.

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

Respectfully submitted,

Glenda Gearhart  
Secretary, SVE HOA