

DRAFT

**SUNLAND VILLAGE EAST
BOARD OF DIRECTORS MEETING
Auditorium
September 13, 2012**

OPEN SESSION – 9:30 AM

President Peterson made a statement concerning a change in the office staff before the Open Session. Tresha Matthew is no longer here. The Board made a decision to outsource our payroll. ADP will be doing our payroll, quarterly and annual report. By outsourcing our payroll, redistributing the duties and hiring a part-time employee we will be saving \$23,000 per year. Sharon Morin will assume the biggest share of the duties and Linda Hayden has been hired part-time.

Topics mentioned:

- A letter stating a complaint concerning properties owned by a resident was presented to the Board. They explained continuing, excessive problems and health issues with the owners maintaining these properties. This letter will be read by all Board Members and it will also be presented to the ACC Committee.
- Question concerning how the community can address the issue of coyotes, skunks and feral cats that are roaming our properties. Manager Dick Schinke explained that the main problem is that people feed and water these animals. He will speak of this issue in the Managers Corner in the October Outlook.
- Question concerning the election. This was explained by an Election Committee Member.

BOARD OF DIRECTORS MEETING –9:50 AM

Board Members Present: Linda Peterson, Ed Zarr, Glenda Gearhart, Roy Braunberger, Bill Crouch, Terry Dobratz, Mariellen Moore, Manager Dick Schinke

All stood for the Pledge of Allegiance.

SECRETARY'S REPORT – Glenda Gearhart

The minutes for the August 9 and 23, 2012 Meetings were approved as posted.

TREASURER'S REPORT – Ed Zarr

Ed presented his report to the Board (Attached A). We were over budget for the August net income because of increased expense in the areas of landscape maintenance, painting of deck at north pool, pool maintenance, regular scheduled maintenance and building maintenance. Capital Contribution Fund is \$385,617. Community Improvement Fund is \$107,385. The Capital Reserve for Replacement Fund is \$488,930. The Capital Project fund is \$131,545.

Question was asked by resident concerning the Budget report. Dick Schinke explained this balance concerning operating cash.

SECURITY REPORT – Mariellen Moore

Mariellen apologized for the incorrect numbers that were given to her for the August Security report. The correct number for June, forty (40) garage doors left open and July, fifty-five (55) garage doors left open.

During the month of August there were forty-three (43) garage doors open. Thirty-three (33) were freestanding homes and ten (10) were condos.

There were a number of travel trailers, RV's and motor homes on the street. None exceeded the allotted time period. Police were called for one (1) assault.

ARCHITECTURAL REPORT – Roy Braunberger

In August the ACC Committee received five (5) requests for architectural changes. All were approved.

ACC was notified of fifteen (15) violations of the CC&R's. There were no second violations and no letters of intent were sent.

One (1) house and three (3) condominiums changed owners in August, 2012.

MANAGER'S REPORT – Dick Schinke

Dick presented his report to the Board.

Completed Items:

- Pool filter cracked and a new one ordered and installed.
- In August two (2) pool pumps were rebuilt and one (1) pump motor was replaced.
- Valve to solar heater on South pool was repaired.
- The AC in the library was repaired.

Work in Progress:

- Large Saguaro cactus near the entrance of the Mesa Verde building by the walk will be trimmed next week.
- City of Mesa has been contacted with request to add more rock to the Baseline Road landscaped area along the block wall and removal of large tree stumps.

Dick introduced Linda Hayden our new part time office employee to the residents.

Dick presented to the Board bids he has received from several companies for removal of unwanted animals for our community.

Critter Gitter - \$195 to set each trap- \$50 remove - Check each day

All Animal Pickup - \$165 to set each trap - \$65 remove - Check each day

Lone Wolf Wildlife - \$250 one time only to set traps -\$20-\$40 remove - Check each day

These companies will be considered and a decision will be made by the Board.

PRESIDENT'S REPORT – Linda Peterson

Linda went over the motions that were made at the August 23,201 Emergency Board Meeting that focused on the Special Election to approve the process.

Bill Crouch made motion to accept the mailing date of August 27, 2012, seconded by Roy Braunberger, passed.

Ed Zarr made motion to accept the draft of the Election Procedures Manual for the election, seconded by Terry Dobratz, passed.

Ed Zarr made motion to accept the ballot, seconded by Bill Crouch, passed.

Ed Zarr made motion to accept the cover letter, seconded by Mariellen Moore, passed.

Ed Zarr made motion to accept the volunteers for the Election Committee, seconded by Bill Crouch, passed.

The Election Committed consists of Marvin Fretwell, Betty Elm, Jack and Louise Grove, Linda Hayden, Sharon Morin, Charlie Walker and Connie Zimmerman.

CONTINUING BUSINESS:

Pickleball

Bill Crouch gave the Board an update on the progress of pickleball. He has contacted the City and they must do an Administrative Review on the area in the North green area. This Review will cost \$673.92. The Pickleball Club has agreed to pay for this review.

Bill Crouch made motion to contact the city for an administrative review of the North green area, seconded by Roy Braunberger, call for discussion.

There was discussion concerning the placement and number of courts.

Residents shared their concerns of using this green area and parking issues at the North complex.

Some Board Members also shared their views of these concerns.

Vote, five (5) yea, one (1) nay, passed.

Bill Crouch made motion to build four (4) pickleball courts at the cost of \$82,386 if the administrative review is approved and with a cap of \$90,000., seconded by Roy Braunberger, discussion.

Discussion between residents and Board members concerning placement of four (4) courts, the costs, parking, and expansion of more courts in the future. Also discussed was the need for residents voting on this issue of a major change in the North green area.

Vote, three yea, four (4) nay, motion failed.

Standpipe Replacement

Linda read the bids for replacement of the standpipe that was received by the Board.

Diamondback Plumbing \$9,693.59

RKW Construction \$8,575.00

Western Utilities not less than \$10,000.

Motion was made by Ed Zarr, seconded by Mariellen Moore to accept the bid from RKW Construction for \$8,575.00, discussion.

Question concerning the previous Board using RKW for removal of this standpipe.
Vote, five (5) yea, one (1) nay, passed.

Election Update

Betty Elm made a report (Attached B) on how the election has been handled and the response from the residents. Fifty-three (53) percent of those mailed have been returned. Some ballots have been returned because of expired forward addresses. We have corrected many of these by contacting these residents by phone. Ballots will be accepted until 4:00 p.m. on October 3, 2012. Ballots can be brought to the Saguaro Room.

NEW BUSINESS:

Mesa Verde Parking

Dick has contacted three (3) contractors with specifications for putting approximately twenty (20) parking spaces at the South Complex. These would be located just south of the Mesa Verde Room in the rock area. He will be giving the Board these bids when he receives them.

Vendor Advertising

Activities Director Lisa Titmas made a presentation to the Board and residents present a proposal for outside vendors to become event sponsors and promote their businesses on both the website and auditorium large screens. She would maintain the screen and the online advertisements.

Costs to vendors would consist of:

Large Screen advertisements --\$50 per event
Maximum of 10 promotions per event
10 seconds during loop.

Website sponsorship --\$200 per 3 months or \$500 for the year
Size limit (no larger than business card)
Must provide three (3) references

There will be a SVE disclaimer on all sponsorship promotional presentation loops or website promotions. The promotional material will be scrutinized by the activities director before posting on the website or big screens. All promotions offered to residents on website or big screen will be required to offer SVE residents special discounts or coupons.

Residents were able to see sample advertising on the auditorium big screens as Lisa explained how this would be beneficial to our community.

Advertising on both the website and auditorium large screens will generate monies that can be used to keep residents event costs down and give clubs a different way to make money.

Mariellen Moore made motion to accept this proposal for outside vendors to advertise on both the website and auditorium large screens, seconded by Ed Zarr, discussion.

Question concerns regarding website exposure, vendor selection, and time requirements were raised. Concerns were responded by Lisa.

Vote five (5) yeas, one (1) abstain, passed.

Meeting adjourned 11:07 a.m.

Respectfully submitted,

Glenda Gearhart

Glenda Gearhart
SVE HOA Secretary