

**DRAFT**

**SUNLAND VILLAGE EAST  
BOARD OF DIRECTORS MEETING  
Auditorium  
October 11, 2012**

**OPEN SESSION – 9:30 AM**

**Topics mentioned:**

- Resident stated her concerns in regard to SVE spending monies to replace the standpipe by the Palo Verde Building that was removed in early 2008. The motion to approve these removal expenditures were only found in the records of April 10, 2008. This motion was made after the removal had been done. The Board President, Pat Chumbly, had instigated the removal before this approval. In 2012 the City of Mesa discovered this removal without their approval they ordered the Association to replace the standpipe in the parking area. This resident suggested this past Board of Directors should be held responsible for reimbursing the community the sum of \$8,575.00 for the new installation.

- Resident had a hard time believing the exercise room passed so overwhelmingly. He knows that there will always be some people that disapprove. He was disappointed that the Board voted against the placement of the pickleball courts. He felt the group had been working on this for two (2) years and need to have courts.

- A suggestion by a resident that the two (2) community tennis courts be used and shared by pickleball and tennis. This would save money and the pickleball people could play.

- Resident wanted to know why there was not a letter against the Exercise Complex included in the ballot.

- Resident wanted to know why a signature was required on the back of the envelope with the returned ballots. He wanted to know how many did not get counted because they did not sign. There were twenty-eight (28) that were not counted.

- Another comment concerning the pickleball courts. Pickleball Club are still interested in having courts built. They felt that this is a growing sport and courts are needed.

- Residents wanted the Board to realize that the Horseshoe Club is still very active in the community.

- Resident wanted to know if the By-Law changes will be addressed.

- Another comment concerning pickleball. Did the Board vote against pickleball or just the location? The Board voted against the placement until an Architectural Review is completed.

- Question concerning a Board member being Chairman of the ACC. Our By-Laws need to be changed to conform to the new State Law, Senate Bill 1476, is effective August 2, 2012. President Peterson stated after conferring with our attorney these topics will be addressed.

- Another comment concerning pickleball. They felt the expenditure to obtain an Architectural Review was excessive for the club if the Board would not assure that they would be built.

- Statement that the signature on the back of the election envelope is required by Maricopa County and that those votes cannot be counted by law.

- Another comment concerning the By-Law change. Why they are not on the agenda. President Peterson again stated after conferring with our attorney, knowing other By-Law changes have to be made, she advised us to group these changes together. This will be addressed later in our regular meeting under By-Law Committee.

- Resident stated that requirements by Maricopa County concerning signatures violate our rights.

**BOARD OF DIRECTORS MEETING – 9:55 AM**

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

All stood for the Pledge of Allegiance.

**SECRETARY'S REPORT – Glenda Gearhart**

The minutes for the September 13 and October 8, 2012 Meetings were approved as posted.

**TREASURER'S REPORT – Ed Zarr**

Ed presented his report to the Board. The net loss for the association for the month of September was \$1,742. There was a budgeted net loss of \$1,603. The year to date net income is \$67,785. We were under budget for September's

net income because of a lower income from Bingo, fees from new home sales and activities for the month. We also had added expense in the areas of repairs and scheduled maintenance to the community, higher utility costs and security costs. The Capital Contribution fund is \$382,117, Community Improvement Fund \$107,385 and the Capital Reserve Fund is \$488,930.

Questions were raised concerning amounts in the Capital Reserve Replacement Fund and other items. Ed answered these questions and referred to Manager Dick Schinke on the other question. Dick answered the questions and said that he would be in the office after the meeting and they could go over all the numbers.

Question concerning audit after Trisha Matthews left. Our CPA has reviewed all her work.

#### **SECURITY REPORT – Mariellen Moore**

Mariellen presented her report to the Board. During the month of September there were thirty-two (32) garage doors discovered open during security rounds. Seven (7) of those were condos.

Our properties have remained secure although surrounding areas have had numerous reports to Mesa Police. A suspicious car was reported and was investigated by Dave, our security patrol officer. There was a disturbance on Keats this morning and there will be a confirmed report next month.

#### **ARCHITECTURAL REPORT – Roy Braunberger**

Roy presented his report to the Board. In September the ACC Committee received eleven (11) requests for architectural changes. All were approved.

ACC was notified of sixteen (16) violations of the CC&R's. There were two (2) second violations and no letters of intent were sent.

Four (4) houses and one (1) condominium changed owners in September, 2012.

Roy confirmed that he is the Chairman of the ACC Committee.

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

Dick presented his report to the Board.

Completed Items:

- Saguaro cactus by the Mesa Verde building has been trimmed.
- Hired a new maintenance man Gary Schlitter.
- Lawn area has been scalped and seeded.
- Mock orange trees have been painted; stucco repairs made and painting Baseline walls will begin.
- City trimmed the trees on Baseline but I am not pleased and will contact the City Manager.
- Small area of south complex pool deck has been repaired.

Work in Progress:

- The maintenance crew will be repainting the South Pool deck.
- Repairs to the tennis courts will begin soon.

Dick has received bids for asphalt parking for cars on the south side of the Mesa Verde Building. He will be getting bids on golf cart parking also. When all of the bids are in he will bring them to the Board.

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

President Peterson stated that at the October 8, 2012 Board Meeting, **Mariellen Moore made motion to accept the bid from Lone Wolf Wildlife, seconded by Bill Crouch, passed.** They will begin working to remove the skunks and other pests from our community.

Linda wanted to remind everyone to pick up the fruit that falls from trees to eliminate the possibility of roof rats.

We are all aware of the outcome of the special election of the Wellness/Fitness Center. We want to thank the Building Committee for all their hard work. There is much more work to do.

Thank you to the election committee and the volunteers that helped count ballots.

#### **CONTINUING BUSINESS:**

##### South Complex Wellness Center

At this time we will approve to proceed with the construction of the South Wellness/Fitness Complex Building. This will allow the Building Committee to move forward with this project.

**Ed Zarr made motion to accept this new building plan of action, seconded by Roy Braunberger, passed.**

The Building Committee has recommended RKW Construction Co. LLC to build the facility. There is an addendum to the original contract. An increase of \$3,738 for construction costs in the last five months has been added. The total bid is \$301,728.00.

**Ed Zarr made motion to accept this bid from RKW Construction for the amount of \$301,728.00, seconded by Mariellen Moore, passed.**

**NEW BUSINESS:**

**Republican Club**

We have a proposal from the Republican Club to be recognized as a sanctioned club.

**Ed Zarr made motion to recognize the Republican Club as a sanctioned club, seconded by Roy Braunberger.**

There was discussion concerning their purpose as a club. The community may not support what they do but we cannot object to a political or religious club. **Three (3) yeas, two (2) nays**

**Election Committee**

We have nine (9) names submitted to serve on the Annual Election Committee. The names are Marvin Fretwell, Jack Grove, Louise Grove, Betty Elm, Irene Roth, Connie Zimmerman, Sharon Ludwig, Linda Hayden and Charlie Walker. The Committee will select their Chairman.

**Ed Zarr made motion to accept these persons for the Annual Election Committee, seconded by Mariellen Moore, five (5) yeas, one (1) abstain**

**Nominating Committee**

Paul Christoffers, Wayne Berg and Dave Hall will serve on the Nominating Committee

**Terry Dobratz made motion to accept these persons for the Nominating Committee, seconded by Ed Zarr, passed.**

**By-Law Committee**

We have been working to form a By-Law Committee for some time now. There are several By-Law changes that need to be made and I want to thank you for the ones that were presented to us. After speaking to our attorney, she advised that we form an Advisory Committee and include these suggestions with the others that are needed. If any Board member or individuals would like to submit any changes would you please submit them to Dave Hall in writing by 5:00 p.m. on October 25, 2012. All By-Law changes will be submitted to our attorney for review before being brought to the board for action.

**Ed Zarr made motion to designate Dave Hall as Chairman of the By-Law Committee, he will choose no more than five (5) members to serve on the committee, seconded by Terry Dobratz, passed.**

Meeting adjourned 10:29 a.m.

Respectfully submitted,

*Glenda Gearhart*

Glenda Gearhart  
SVE HOA Secretary