

# Amended February 14, 2013

Submitted by Robert Carlton, Board Secretary 2-16-13

Minutes from the January 16, 2013 Regular Meeting are approved as amended as follows: "Continuing Business: Bylaws The last sentence in this section is amended to read: "Vote by Board, Four Yeas: Ed Zarr, Arden Freeman, Roy Braunberger, Glenda Gearhart; Two Nays: Mariellen Moore, Terry Dobratz.. Passed."

## SUNLAND VILLAGE EAST BOARD OF DIRECTORS MEETING January 16, 2013 7:00 p.m. Auditorium

Meeting was called to order at 7:00 p.m.

Board Members Present: Linda Peterson, Ed Zarr, Glenda Gearhart, Roy Braunberger, Arden Freeman, Terry Dobratz, Mariellen Moore, Manager Dick Schinke  
All stood for the Pledge of Allegiance.

### **SECRETARY'S REPORT** – Glenda Gearhart

Minutes from December 13, 2012, were approved as posted.

Minutes from December 17, 2012 were questioned by Pat Chumley concerning the total amount of monies that were to be spent on equipment for the new exercise Fitness Building. The December 17, 2012 minutes will be amended to state the total amount of equipment on invoice being \$145,803.81. Minutes approved as amended.

January 11, 2013 were approved as posted.

### **TREASURER'S REPORT** – Ed Zarr

Ed presented his report (Attached A) to the Board. The total amount of assets for SVE is \$2,677,324. The total equity for SVE, Capital Contribution Fund is \$392,617, Capital Projects Fund \$131,546, Community Improvement 57,362, Brick Wall Fund \$49,988 and Capital Reserve Replacement \$519,680.

If residents have any question concerning the December Balance Sheet, he would be happy to meet them tomorrow in the office.

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

Mariellen presented her report to the Board. There was a drop in incidents within the community Police responded to a medical emergency in SVE, most other calls were outside the community.

Our security force is taking good care of residents. There were twenty-three (23) homes and seven (7) condos that were notified when garage doors were left open. It was suggested that garage door openers be disconnected when residents are gone for more than one (1) day.

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

Roy presented his report to the Board.

The ACC Committee received sixteen (16) requests for architectural changes. All were approved.

ACC was notified of two (2) violations of the CC&R's. There was three (3) second violations and no letters of intent were sent.

Eleven (11) houses and three (3) condominiums changed owners in December 2012.

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

Dick presented his report to the Board. Dick commented on the fact that there are many thieves that drive around with remotes to open garage doors. He felt it was also important to be aware of closing our garage doors and locking the door leading to the garage.

Completed Items:

- Joe DeWolf of Lone Wolf Wildlife has collected fifteen (15) skunks so far and has only completed setting traps in ½ of the property.
- The Wifi system in the auditorium malfunctioned and we had to replace the Net gear Access

Point.

- This last month we replaced two (2) swimming pool motors and a pool pump.

Work in Progress:

- The work for the sound system, projector and screens for the Palo Verde building will begin next week. The wood shop has completed building the cabinet and the old system is in place until the new system is installed.
- We have changed the office procedure this year for collecting dues. There is a desk in the rear of the office and when homeowners come into the office, the receptionist has them wait until the previous homeowner is finished. This is more efficient. Homeowners may pay by check until the credit card machine is in working order.
- The voting procedure we used for the Exercise Facility worked well and we have used it again. Having mail go to a post office box is far more secure than having it placed in our mail box next to the front real estate board.
- We are currently soliciting proposals to install a new security camera system. The old system is very much out of date and not operable. We will put two (2) cameras in each pool area.

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

At the December 17, 2012 BOD Meeting, Motion was made by Ed Zarr to accept the Fitness Center Equipment recommendation of \$36,450.90. Further agreeing that the purchase or lease of this equipment will be financed with available funds and that the orders for the equipment should be considered before anticipated industry wide price increases in 2013. Seconded by Arden Freeman.

**Motion passed.**

At the January 11, 2013 BOD Meeting, Mariellen Moore made motion to authorize the HOA President, Manager and representatives from the SVE Pickleball Club to negotiate and finalize a contract for the redesign of the existing combination court at the South complex to accommodate the construction of three (3) new pickleball courts with one (1) court being used as a combination court, upon such specifications and terms and conditions as the parties may agree and at a cost not to exceed \$90,000. Work to commence upon obtaining all necessary building permits. Although not anticipated, any cost overruns must be agreed to by the HOA Board of Directors and the SVE Pickleball Club, which cost overruns shall be considered a loan to the Pickleball Club to be repaid to the HOA upon such terms and conditions as the HOA and Pickleball Club may agree, seconded by Ed Zarr.

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

#### **CONTINUING BUSINESS:**

##### **Bylaws**

President Peterson read the SUNLAND VILLAGE EAST ASSOCIATION AMENDED AND RESTATED BYLAWS (Attached B).

**Motion was made by Roy Braunberger to accept these Bylaws as read, seconded by Ed Zarr.**

A SVE resident discussed at length, information he had in his possession from the SVE attorney to the SVE Board of Directors. He felt the SVE attorney had not reviewed these Bylaws sufficiently.

Board Member stated they could not accept all the Bylaws as written. A Board Member wanted to table these Bylaws for review again.

**Vote by Board, Four Yeas: Ed Zarr, Arden Freeman, Roy Braunberger, Glenda Gearhart; Two Nays: Mariellen Moore, Terry Dobratz. Passed.**

Meeting adjourned, 7:55 p.m.

Respectfully submitted,