

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTOR'S MEETING
May 9, 2013
9:00 am

SVE Board of Director's Meeting called to order at 9:00 am

All stood for the Pledge of Allegiance

Board Members present: Richard Peterson, Linda Cerf, Ed Zarr, Roy Braunberger, Tom Gearhart, Wyn Olson, Lisa Titmas (Interim Manager); Jack Grove – Excused

Secretary's Report - Wyn Olson moved to approve the April 11, 2013 BOD Meeting Minutes, seconded by Ed Zarr. Yeas - Wyn Olson, Roy Braunberger, Linda Cerf, Ed Zarr, Tom Gearhart. No Nays. The minutes for the April 11, 2013 BOD Meeting were approved as posted. Passed

Security Report – Tom Gearhart read the Security Report

Architectural Report - Roy Braunberger read the ACC Report. The ACC Committee received 31 architectural changes, all were approved. 19 homes and condominiums changed owners during April 2013.

Treasurer's Report – Ed Zarr and SVE Accountant Denise Wilson provided the financial report. A financial report was provided to all attendees at the Board Meeting

Manager's Report – Report given by Interim Manager Lisa Titmas. The 2014 SVE HOA Annual Budget needs to be completed by October 2013. Thank you to Bingo and the SVE Quilters for their generous donations to the SVE Association

President's Report – No Report

CONTINUING BUSINESS:

Wellness/Fitness Center Equipment

Wyn Olson motioned that the Board of Directors approve the equipment recommendation for the new fitness center as presented by the duly appointed SVE Fitness Center Equipment Committee, less the following five machines: two treadmills, two Sci-Fit and one Octane machine, to be acquired at a later date. Seconded by Ed Zarr. Yeas – Ed Zarr, Linda Cerf, Roy Braunberger, Tom Gearhart, Wyn Olson. No Nays. Passed

Wyn Olson moved the SVE HOA Manager be authorized and is hereby directed to coordinate with the SVE Fitness Center Equipment Committee to finalize and place an order for the lease of approved equipment for the new fitness center to be paid for from such accounts and in such a fashion so the SVE HOA is in compliance with legal opinions and SVE By Law 8.4, Seconded by Ed Zarr. Yeas – Wyn Olson, Roy Braunberger, Linda Cerf, Ed Zarr, Tom Gearhart. No Nays. Passed

Auditorium Roof – Lisa briefed the association regarding the auditorium roof repairs. The maintenance staff can repair the flat portion of the roof over the kitchen. The other part of the auditorium roof can be repaired at a later date. Roy Braunberger motioned the maintenance staff repair the auditorium roof over the kitchen and postpone the rest of the repairs until year 2014. Tom Gearhart seconded. Yeas - Wyn Olson, Roy Braunberger, Linda Cerf, Ed Zarr, Tom Gearhart. No Nays. Passed

Reserve Study – Lisa explained when the reserve study was first discussed it did not include the new fitness center and the pickle ball courts which would increase the reserve study cost by \$800 to \$1,000. If the pickle ball and wellness centers are completed on or before the reserve study, they will need to be included in the reserve study, thus increasing our total cost for the 2013 Reserve Study. Linda Cerf made a motion to amend the previously approved cost of the reserve study to include the current construction projects. If the construction projects are completed before the reserve study is complete, we need to add them to the reserve study and approve the additional estimated cost of \$800.00 to \$1000.00. Seconded by Tom Gearhart. Yeas - Wyn Olson, Roy Braunberger, Linda Cerf, Ed Zarr, Tom Gearhart. No Nays. Passed

NEW BUSINESS:

Tennis Club – New Decking

Roy Braunberger motioned to approve the tennis club's request to add a new deck at the tennis court. The ACC has reviewed the plans. The Tennis Club will finance the project. Seconded by Tom Gearhart. Yeas – Tom Gearhart, Wyn Olson, Linda Cerf, Roy Braunberger, Ed Zarr. No Nays. Passed

Softball Club – Proposed Addition of a Ladies Restroom at the Softball Field

Al Ludwig, Softball Club President, briefed the BOD and the association on the need for a Ladies Restroom at the Softball Field. He complimented the Bingo Club for donating \$3000 to the project; most of it will be a self- help project from expert residents and they will obtain the necessary permits and inspections. Roy Braunberger motioned to approve the project as per Al Ludwig's statement Seconded by Tom Gearhart. Yeas - Wyn Olson, Roy Braunberger, Linda Cerf, Ed Zarr, Tom Gearhart. No Nays. Passed

Staff Job Descriptions & Employee Manual

Linda Cerf motioned to approve the job descriptions and employee manual as written and thanked Mariellen Moore for her hard work on this project. Seconded by Tom Gearhart. Yeas - Wyn Olson, Roy Braunberger, Linda Cerf, Ed Zarr, Tom Gearhart. No Nays. Passed

Pickle Ball – Proposed Playing Surface Colors

Roy Braunberger motioned to approve the colors for the pickle ball courts proposed by the pickle ball committee. Seconded by Tom Gearhart. Yeas - Wyn Olson, Roy Braunberger, Linda Cerf, Ed Zarr, Tom Gearhart. No Nays. Passed

Open Session

Meeting Adjourned at 9:55 a.m.

Due to the absence of Irwin L. Olson, SVE HOA Board Secretary, Vice President Linda Cerf will be signing the SVE Board Minutes until his return.

Respectfully submitted by

////signed////

LINDA K. CERF
SVE HOA Vice President