

**SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS MEETING  
August 14, 2014 9:00 AM  
Auditorium**

The SVE Board of Director's Meeting was called to order at 9:00 a.m.

Presiding Officer – SVE Secretary Arden Freeman

All stood for the Pledge of Allegiance

Board Members Present – Linda Cerf, Arden Freeman, Jack Grove, Ed Zarr, John Hewitt, Manager Lisa Titmas. Excused – Richard Peterson and Bill Randall

**Secretary's Report**

**The June 12, 2014 SVE Board of Director's Board Meeting Minutes** – Ed Zarr motioned to approve the minutes as posted, John Hewitt seconded. Yeas – Linda Cerf, Jack Grove, Ed Zarr, John Hewitt. No Nays. Passed

**The June 17, 2014, SVE Special Meeting Minutes** - Ed Zarr motioned to approve the minutes as posted, John Hewitt seconded. Yeas – Linda Cerf, Jack Grove, Ed Zarr, John Hewitt. No Nays. Passed

**Treasurer's Report – Ed Zarr**

On the Statement of Operations, the total revenue year to date is \$1,019,726.65 which is above budget by \$120,252.49. The capital contribution for July was \$7,500.00 which is above budget for the year. The total Year to date revenue from Capital Contribution is \$65,250.00 which is over the total annual amount projected for the 2014 budget of \$57,000.00. In July, retail sales revenue is \$132.50, commission revenue is \$420.75, activities revenue is \$2998.87, and other miscellaneous revenue is \$589.98. The Bingo Revenue is at \$13,185.00 which is above budget. Most categories for expenses in the month of July were under budget. Administrative, payroll, pool, scheduled maintenance, activities expenses are under budget for the month of July. The Year to date payroll expenses is under budget by \$60,768.58 and office expenses are under budget by \$5,986.68. Despite the summer heat, the year to date utilities expenses is under budget by \$3,870.57. Bingo expenses include winning payouts, supplies and donations. Bingo donated \$13,892.00 in July towards the Auditorium Stage Flooring Repairs. The year to date net income after expenses is a positive \$76,270.30 for Operations; this figure does include the Bingo expenses, and the monthly reserve allocation. In June, we received our completed annual audit which is available at the front office upon request. On the Reserve & Capital Fund Statement, there was the monthly budgeted reserve allocation of \$10, 210.00 and a Capital Contribution of \$7,500.00. The bank accounts and investments are reconciled. The figure for interest represents the month end current market value which can fluctuate until the maturity date of the CD's. There were no payments made for Reserve expenses in July. Year to date \$92,959.57 was spent on the Mesa Verde Parking Lot construction. In addition, \$51, 221.96 was spent on the Key Card/Camera Security System. Both of these projects are completed. There is a year to date surplus of \$25,728.71 for the reserve/capital statement. As of July 31, 2014, for the operations,

there is a balance in the bank accounts and investments of approximately \$764,400.00 In addition; the reserve/capital balance in the bank accounts is \$794,134.13.

### **Security Report – John Hewitt**

#### **JUNE 2014**

1. Open garage doors, 95—not good.
2. Still lots of campers, trailers parked on streets. The City of Mesa allows parking for only 42 hours on city streets for the purpose of loading and unloading such vehicles.
3. Still plenty of skunks/fox/feral cats looking for open garages to get out of the heat.
4. Open doors at Oakwood room, auditorium kitchen door, and others.
5. Regular security escort for bingo managers and singles club members after dark.
6. Street lights and broken sprinkler heads.
7. Some golf cart drivers are not turning their lights on during their evening ride. This causes a safety issue for residents who walk at night. Golf cart drivers are stopped by security. Please remember to drive with your lights on. More later.
8. There are some residents who don't want security to bother them about their open garage doors. However, closing your garage doors is a safety issues.

#### **JULY 2014**

1. Open garage doors, 66
2. Still lots of campers, trailers, motor homes parked on streets
3. Skunks, coyotes, few fox out and about
4. Normal bingo and singles escorts
5. Some street lights, community lights out
6. Some water leaks
7. Few unlocked doors; massage room, Oakwood room, back door to south fitness center
8. Couple of suspicious vehicles cruising the village, escorted out by security
9. Boys on bicycles around midnight couple of times, riding around, escorted out by security
10. One night around midnight, security found a couple lying in the grass west of the softball field. The woman was partially unclothed. She said she lived here but didn't give the address and the couple got to their car and drove away. Security felt it wise not to pursue the issue. He was a little shaken up, slightly unexpected in a retirement community.
11. Also Security has had to check the ponds around golf course for people fishing lately

### **Architectural Report – Jack Grove**

**JUNE** – 12 ACC Approvals, 1 not approved, 14 violations, 3 second violations

**JULY** – 10 ACC approvals, 1 not approved, 9 violations, 1 letter of intent, 1 courtesy letter

During the months of June and July 2014 – 8 homes and 6 condos exchanged ownership

### **Manager's Report – Lisa Titmas**

**The land acquisition project update** – Currently the committee is waiting to receive the “as is” easement plans from Craig Ahlstrom who represents Farnsworth. The plans are being redrawn by the Farnsworth engineer and presented to a title company for verification before turning them over to the association. This may take another 2 weeks before the land acquisition gets a hold of them. We will continue to keep the association members updated with postings to

the SVE Members Only section of the website. Following this board meeting an e-mail will go out with the information most recently posted to the website.

**Stage flooring** – Our maintenance supervisor is contacting the manufacturer of the Roscolium Flooring we have on the stage. We want to ensure that the proper chemicals and cleaning procedures are adhered to. While we don't have a specific date the stage will reopen, it will be soon. Thanks to the Bingo Coordinators Ken, Lydia and Bob for purchasing the flooring.

**New Security Guard** – There is a new weekend Security Guard. His name is Jessie

**Condo Incident** – A pipe burst in a condo bathroom. Neighbors noticed water flooding out through the garage. The homeowner did not have a vacation watch form on file which might've listed a caretaker. This is a reminder to all residents that when you take vacation away from the community to make sure you have a caretaker listed on file in the association office.

### **President's Report – Arden Freeman**

#### **New Business:**

Appointment of Roy Braunberger to Architectural Control Committee

John Hewitt motioned to appoint Roy Braunberger to the ACC, Ed Zarr seconded. Yeas – Linda Cerf, Jack Grove, Ed Zarr, John Hewitt. No Nays. Passed

Meeting adjourned at 9:20 a.m.

Respectfully submitted by

////SIGNED////

ARDEN FREEMAN  
SVE HOA Secretary