

**SUNLAND VILLAGE EAST
BOARD OF DIRECTORS
ANNUAL MEETING
January 15, 2014
Auditorium**

Meeting was called to order at 7:22 p.m.

Board Members Present: Richard Peterson, Linda Cerf, Jack Grove, Ed Zarr, Roy Braunberger, Tom Gearhart, John Hewitt

SECRETARY'S REPORT – Jack Grove

Approval of 2013 Annual Meeting Minutes – Ed Zarr motioned to approve the January 16, 2013 Annual Meeting Minutes, seconded by John Hewitt. Yeas – Linda Cerf, Jack Grove, Ed Zarr, Roy Braunberger, Tom Gearhart and John Hewitt. No Nays

TREASURER'S REPORT – Ed Zarr

It has been a very busy year for your community. On the statement of Operations, we exceeded the projected total revenue/income in almost every category except for Penalties & Fines. Rental Fees were discontinued by the Board. The Operating revenue is \$1,310,157.50, facilities revenue is \$18,555.00, retail sales revenue is \$3,879.75 & activities revenue is \$107,495.24. The Operating Revenue was above budget by \$59,473.50 and Activities revenue year to date is above budget by \$19,657.24. The Total year to date revenue for all areas of Operations is \$1,614,001.42 which is above budget by \$121,764.42. As for our total 2013 expenses, even though this year has brought many unexpected challenges and unanticipated expenditures, with some streamlining by our Community Manager Lisa, we were able to remain under budget for the year for Operational Expenses in many areas. Some expenses such as Administrative, utilities and pool expenses are above budget for the year, many other expenses are below budget for the year. Currently, we have a surplus or a positive net income of \$73,070.00, which is great considering this includes Bingo expenses, reserve allocations. However, no depreciation expense was included yet, while this is a non-cash expense, it still affects the taxable income. This will be done if necessary, after the auditor has the opportunity to review our assets including our new building & depreciation schedule and any adjustments will be done at the time of the audit. **Reserve & Capital Fund Statement** - We transferred \$119,013.00 from Operating to Reserves, for our Reserve Replacement Fund. Capital contributions of \$85,750.00 were transferred to our Capital Contribution Fund. At the end of 2013, \$49,735.00 has been spent on the Tennis Court Resurface. \$286,523.23 was spent towards the completion of our New Fitness Building. The \$1,191.23 overage was for the new lock system. \$73,316.05 was spent on Pickleball Courts which was under budget by \$52.13. We had some unexpected emergency Auditorium Structural Roof Repairs of \$102,781.00. \$10,581.67 was spent earlier in the year for Palo Verde and \$8,043.92 was spent on Mesa Verde Parking Lot Plans. A detailed explanation of Reserve project expenses was included on back of the Reserve/Capital Statement. As of December 31, 2013, the reserve/capital balance in the bank accounts and investments is \$768,405.42.

SECURITY REPORT – John Hewitt

We have what I consider a safe community. The residents are vigilant. Our manager oversees a good security company. We are currently researching upgrades to our security system. This year's budget includes replacing and or upgrading our card/key lock systems and video surveillance system. The problems during the past year have been many; wild animals such as skunks, coyotes, rabbits, fox, and occasionally a bobcat. The association utilizes the services of a professional trapper to help control this problem. Mainly these animals are looking for food and some residents put out feed for both the wild animals as well as birds. Our streets and sidewalks are public property, so anyone who wants may drive, bike, and jog or walk through here. This increases our security needs. A major security problem that also takes up a lot of time for the security personnel is dealing with residents leaving garage doors open. Some residents don't care or don't want to be bothered to close their door. According to my monthly counts from security and what I could find from the beginning of 2013, we have had at least 700-800 doors left open during the year. This is advertising for thefts and robberies as well as providing a safe haven for some wild animals, including skunks. Keep your house safe and close your garage doors. Over the past year, we have had golf carts stolen. A few from garages, side yards, north and the south pool areas. These thefts occurred mostly at night, and a few during daylight hours. Other reports included unlocked community doors and at the golf course facilities, suspicious people driving, walking, or riding bicycles around the village at night. Security reports have also included broken water lines, and lights out. At night, security also assists some residents to their cars after meetings and BINGO.

ARCHITECTURAL REPORT – Roy Braunberger

For the year 2013 the ACC Committee approved 228 architectural requests, disapproved 6 requests, submitted 123 violations, 15 second violations, sent 10 letters of intent and rescinded 28 letter changes. 169 homes and condominiums changed ownership during 2013.

PRESIDENT'S REPORT – Richard Peterson

Accomplishments for 2013

President Peterson presented a power point presentation for residents attending the meeting. He thanked Linda Peterson and Nancy Rogers for putting together the Annual Power Point presentation. President Peterson also thanked the Board Members for their time, efforts and interest in serving the residents of SVE. It was a difficult year with hard choices that had to be made. On behalf of the Association, thank you for your support and dedication. I would like to give a big thank you to our Manager and Activities Director, Lisa Titmas, who has done an outstanding job for all of us this year. Lisa has been through a difficult, sometimes puzzling year, and kept her deep commitment to the Village in making this a better place to live. Diane Werth and Linda Hayden, our paid Office Staff, help hold this community together and are always available and willing to step in and do whatever it takes to get the job done. We brought on Denise Wilson this year as our contract Accountant. What a great addition to our staff. Our housekeepers, Mary and Ruth are here early every morning cleaning and polishing to have the facility ready for the residents. We have two new maintenance employees, Ted Ferrell and Roger Tweten. Ted is the new Maintenance Supervisor and Roger will help Kevin and Javier with all of our daily maintenance, of which a few of them are here working tonight. Thank you for all you have accomplished. Keep up the good work.

Projects that have been completed this year:

- **New South Complex Fitness Center:** As you know our Fitness Center is up and running, with great success. I want to acknowledge the Committee members who worked above and beyond commitment - Ed Zarr, SVE Board Liaison, Paul Christoffers, Chairman, Gary Chestek, Arlene Oisten, Pam Jensen, Eileen Condo, Wayne Berg, and Wyn Olson. The Fitness equipment is all state of the art and is centered around senior needs, such as shoulders, hips, & knee replacements. We have a trainer that will be focusing on our needs and we also have several volunteers who help with equipment operation and monitoring of the center.
- **Pickleball & Sports Court:** After a long period of research and meetings we remodeled the multi-purpose court. We now have 3 Pickleball courts with courts also serving as a multipurpose court for volleyball and basketball. This is a great addition to the Village with pickleball being so popular.
- **Tennis Court Resurfacing:** We were scheduled to refinish the tennis courts this year and this was completed in September.
- **Tennis Facility Improvements:** The Tennis club has been planning to extend the patio and add a deck for more seating. This was accomplished this fall which will be a great addition to the facility. The tennis club paid for this renovation.
- **Auditorium & Kitchen Roof Repair:** Late summer we discovered there were serious structural issues with the auditorium. We were going to re-roof in 2014, however, we had to remove so much tile we decided to do all the work at one time. This also included repairing leaks in the kitchen roof.
- **Auditorium Sidewalk:** While working on the Auditorium we also had the sidewalk extended down the side and around the back which will make access easier for residents and the maintenance staff.
- **Oakwood Room Projector & Automatic Screen:** There has been a need and desire for a projector and screen at this facility. This will be a great addition for seminars, classes, movies, memorial services, etc.
- **Billiard Table Resurfacing:** Once again it was time to resurface the tables and this was completed this summer. Our tables are heavily used and the felt needs replacing regularly.
- **Maintenance Golf Carts:** Two used golf carts were purchased for maintenance and housekeeping. The carts were approved and ordered in 2013, but will come out of the 2014 budget.
- **Palm Tree Lights:** It was decided this fall to once again have lights on the palm trees on Farnsworth Blvd. This really adds to the village as you drive in or out of the community.
- **Mesa Verde Parking:** Plans are still in the making for the parking lot south of the Mesa Verde Building. This will go forward, pending City of Mesa approval.

The 2013 HOA President and Board of Directors want to THANK the Volunteers and Homeowners for their support throughout the Year.

NEW BUSINESS:

President Peterson announced the election results. 55% of the residents voted. Four positions were open. Jack Grove, John Hewitt, Arden Freeman, and Bill Randall were elected to the board.

Jack Grove – 2021
John Hewitt – 1938
Arden Freeman - 1912
Bill Randall - 1770

President Peterson reminded the new board members and the residents there will be a special meeting/study session on January 16, 2014 at 9:00 a.m. in the Mesa Verde Room to elect new officers to board positions.

Meeting adjourned, 7:50 p.m.

Respectfully submitted,

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JACK GROVE
SVE HOA Secretary