

**SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS MEETING**

May 8, 2014 9:00 AM

Auditorium

AGENDA

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

Presiding Officer – President Richard Peterson

All stood for the Pledge of Allegiance

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

Secretary's Report – Approval of Minutes:

The April 10, 2014 SVE Board of Director's Board Meeting Minutes - Ed Zarr motioned to approve the minutes as posted, John Hewitt seconded. Yeas - Linda Cerf, Arden Freeman, Ed Zarr, Jack Grove, John Hewitt, Bill Randall. No Nays Passed

The May 1, 2014 SVE Board of Director's Board Meeting Minutes – Arden Freeman motioned to approve the minutes as posted, John Hewitt seconded. Yeas - Linda Cerf, Arden Freeman, Ed Zarr, Jack Grove, John Hewitt, Bill Randall. No Nays Passed

Treasurer's Report – On the Statement of Operations, the total revenue year to date is \$626,221.13 which is above budget by \$112,236.04. The capital contribution for April was \$13,500.00 which is above budget for the year by \$19,000. In April, retail sales is \$180.00, the Commission revenue is \$752.33, the activities revenue is \$11,894.15. All of these income categories are above budget. The Bingo Revenue is at \$11,599.00 which is also above budget by \$1,149.00. Administrative, office, pool, landscaping, activities and utilities expenses are under budget for the month of April. The payroll expense for April is above budget due to there being three payroll periods in the month. However, the Year to date payroll expenses is under budget by \$29,964.61. Bingo expenses include winning payouts, supplies and donations. Please continue to attend and enjoy our many club activities and help support our community. The year to date net income after expenses is a positive \$76,884.22 for Operations; this figure does include the Bingo expenses, and the monthly reserve allocation. Our annual audit began this week. On the Reserve & Capital Fund Statement, there was the monthly budgeted reserve allocation of \$10, 210.00 and a Capital Contribution of \$13,500.00. The bank accounts and investments are reconciled. As for expenses, \$11,296.40 was spent on the Mesa Verde Parking Lot construction. There was a year to date positive net income or surplus of \$45,657.75 for the reserve/capital statement. As of April 30, 2014, for the operations, there is a balance in the bank accounts and investments of over one million dollars. In addition, the reserve/capital balance in the bank accounts is \$814,063.17.

Security Report – Well folks, we've been trying to impress upon you the importance of closing

your garage doors but with little, if any, success. If you haven't noticed, the last few months, security has seen suspicious people several times at night in the village, a couple of suspicious empty cars parked in the village late at night, one golf cart from the restaurant area being driven away behind a suspicious car that sped out the Guadalupe exit, after abandoning the golf cart when security came upon them. Later another car went speeding out of the village when they saw security. It's slowly increasing.

1. Open garage doors. Over 100 again - 118, with ½ of our people now gone x 5 min = 590 minutes = 9 hours, 50 min. patrol time.
2. Lots of motor homes, trailers, campers parked on the streets overnight. That's expected when the winter people leave.
3. Feral cats, skunks. Ferrets, and a fox.
4. Solicitors one evening.
5. Bingo, singles escorts
6. Lights/fans on several times in new fitness center/back door.
7. On Sunday evening April 6th a resident who was being advised by security about his open garage door, reported that afternoon he was driving in the 7900 block of E. Navarro. He and his wife saw a white pickup truck parked in front of a residence. There was a white male with a mustache climbing out of the front window of the residence. When he turned around and drove back the truck was driving away. They followed to try to get the license number but could not remember which house it was.
8. Two men were in the north spa after closing. When getting out, one slipped, hit his head on the wall, and cut his head. He didn't want medical attention. Security called his supervisor and an incident report was made.
9. Several community buildings had lights left on, doors unlocked.

Architectural Report – The ACC committee approved 37 ACC requests, 1 ACC request was disapproved, 9 violations letters were mailed to SVE residents; 2 second violations were mailed to SVE residents. Violations are mostly weeds.

Manager's Report:

The Massage Therapy room at the south complex is complete.

Our audit began this week. Specifically the field audit. The auditor will complete the work in his office and provide the association with a final summary.

Financial requests from clubs or groups should be brought to the manager's office prior to the board finalizing the next year's budget. In September or October any club who'd like to request funds from the association should provide information to the manager. Unless it's an

emergency, if the funds are not budgeted for the current year it's very difficult to accommodate additional requests for funding.

The Farnsworth walls and exterior common walls need some repair. The repairs will be addressed over the summer.

An SRP Energy Audit is being considered.

The maintenance staff has started their deep cleaning of common area facilities.

The palm trees will be in need of trimming soon. At this time we are asking for contractors to bid on the project.

Please report potholes to the association office. We will call the City of Mesa who usually responds to the request within the week.

Wellness checks should be conducted by the Mesa City Police not by the SVE security guards. For wellness checks of neighbors and friends, please contact the Mesa City Police non-emergency number 480-644-2211.

President's Report – There was a petition going around to request the development of something in the green area west of the north pool for the purpose of pickle ball courts. The petition was verified by the BOD Secretary & HOA office. There is another petition to make this same area a park.

During the month of April, SVE had 25 homes change owners – 12 homes and 13 condos. We are very fortunate to live in this wonderful community.

President Peterson reassured the residents that the Board of Director's represents everyone in the association. However, the BOD does not support the pickle ball courts in the north complex. The residents of SVE will have to vote if they want this project. Our by-laws are in place, we have a democratic process that allows all SVE residents to vote. It is not the policy of this Board, now or in the future to have any special assessments due to these projects.

New Business:

Review of association signage located at North and South Pool Facilities: Bill Randall was asked to review the signage at the pools, spas and fitness facilities for possible revision due to various infractions. Arden Freeman motioned to accept the proposed changes; John Hewitt seconded. Yeas - Linda Cerf, Arden Freeman, Ed Zarr, Jack Grove, John Hewitt, Bill Randall. No Nays Passed

Common Area By-Law and RCC&R Violation policy and procedures: President Peterson explained the need to send violation letters to SVE residents who do not comply with the By Laws and RCCRs in the common areas. Bill Randall motioned to accept the new violation letters for the common areas; Arden Freeman seconded. Yeas - Linda Cerf, Arden Freeman, Ed Zarr, Jack Grove, John Hewitt, Bill Randall. No Nays Passed

North Office Complex Roofing Bid Award: President Peterson read the 3 contractors bids to re-roof the North Complex. John Hewitt motioned to accept the bid from RKW for approximately \$92,195.00; Ed Zarr seconded. Yeas - Linda Cerf, Arden Freeman, Ed Zarr, Jack Grove, John Hewitt, Bill Randall. No Nays Passed

Fitness Facility Window Treatments: President Peterson explained the need for window treatments at the new Fitness Center. He asked for a motion to table this discussion until June. Linda Cerf motioned to table the vote until June pending further discussions with BOD representative Ed Zarr and the Fitness Committee; Arden Freeman seconded. Yeas - Linda Cerf, Arden Freeman, Ed Zarr, Jack Grove, John Hewitt, Bill Randall. No Nays Passed

Auditorium Stage Flooring: Three bids for the stage flooring and subflooring were considered, one from Dance Equipment International (DEI) at \$15,334.17, Roscoe Laboratories for \$15,433.50 and Stage Spot South for \$15,433.50. Roscoe Laboratories and Stage Spot prices did not include shipping and install kits. None of the bids included the cost for installation. John Hewitt made a motion to accept the DEI bid for \$15,334.17 and to approve additional \$8000.00 expenditure for the installation costs. Bingo will donate \$13,000 towards this project. Arden Freeman seconded. Yeas - Linda Cerf, Arden Freeman, Ed Zarr, Jack Grove, John Hewitt, Bill Randall. No Nays Passed

Continuing Business:

Mesa Verde Building – Parking Lot update: John Hewitt gave update on the new parking lot. It should be completed by June 1st.

Camera Project Update: John Hewitt gave update on the camera project. It should be completed in another 2 to 3 weeks.

President Peterson will not be at the June Board of Director’s meeting. Linda Cerf will act in his behalf.

Meeting adjourned at 10:00 a.m.

Respectfully submitted by

////Signed////

Arden Freeman
SVE HOA Secretary