

**SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
November 13, 2014 9:00 AM  
Auditorium**

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, Manager Lisa Titmas; Excused – Bill Randall

### **Secretary's Report**

The October 9, 2014 Board of Director's 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. No Nays. Passed

The November 6, 2014 Board of Director's Meeting Minutes – Linda Cerf motioned to approve the minutes as posted, Arden Freeman seconded. Yeas - Linda Cerf, Arden Freeman, Ed Zarr, Jack Grove, John Hewitt. No Nays. Passed

### **Treasurer's Report – Ed Zarr**

On the Statement of Operations, the total revenue year-to-date is \$1,414,307.87 which is above budget by \$129,344.61. The total year-to-date revenue from Capital Contribution is \$82,500.00 which is over the total annual amount projected for the 2014 budget of \$57,000.00.

In October, retail sales revenue is \$442.00, facilities revenue is \$1,480.00, commission revenue is \$3,205.74 and activities revenue is \$4,038.38. The Bingo Revenue is at \$15,517.00. The total revenue categories are above budget for the month and year-to-date. While building & common area expenses and utilities expenses are over budget, most of the other categories for expenses as of the end of October were still under budget for the year-to-date. Administrative expenses are under budget by \$9,505.90 and Office expense is under budget by \$4,396.03. Furthermore, Payroll expenses, Landscape maintenance, pool expenses, and scheduled maintenance are all under budget for the year.

As a reminder, Bingo expenses include their winning payouts, supplies and donations. Bingo continues to support our clubs and community. In October, they have donated \$1,098.85 towards Horseshoe pit and facilities improvements. In addition, we would like to thank the Dogs-R-Us club for their wonderful \$250.00 donation for our community. We encourage all of our residents to participate in the many activities and clubs this community has to offer which not only provides fun, entertainment and relaxation, but it also supports our community.

The year-to-date net income after expenses is a positive \$86,923.55 for Operations; this figure includes the Bingo expenses, and the monthly reserve and capital allocation. 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. As for expenses, \$1,620.00 was spent on the installation and networking of a new security camera to replace the stolen one. The total year-to-date expenditures for Reserve/Capital projects is \$158, 670.30. There is a year-to-date surplus of \$59,936.32 for the Reserve/Capital statement. The bank accounts and investments are reconciled. As of October 31, 2014, for the operations, there is a balance in the bank accounts and investments of approximately \$491,619.73. In addition; the reserve/capital balance in the bank accounts is \$828,341.74.

## **Security Report – John Hewitt**

42 open garage doors were reported. Please keep your garage doors closed. Owners of RV's, trailers, and motor homes should be aware the City of Mesa prohibits parking on city streets over 48 hours. On occasion common area doors were left unlocked. Please remember to have a club member be responsible for locking doors after your events. A key card was found at the north pool and turned into the lost and found, located in the HOA office. On October 19, 2014 SVE Security reported a disturbance in the RV storage area and contacted the Mesa City Police.

## **Architectural Report – Jack Grove**

Four homes and 11 condominiums changed ownership in October. There were 28 ACC requests submitted, all were approved. Twenty-two weed violation letters were sent to SVE residents, and 12 second violations were sent to residents.

## **Manager's Report – Lisa Titmas**

Annual Dues Letters will be mailed on November 26<sup>th</sup>. Dues will be accepted in the office starting December 1, 2014.

Meet the 2015 Candidates for SVE Board of Directors dates are set:

December 6, 2014	2 p.m.	Auditorium
December 8, 2014	7 p.m.	Auditorium

New umbrellas were purchased for the South pool. A few residents have suggested updating the entrances at Hawes and Guadalupe. The association will discuss possibilities with our landscaper and report back to the association with an update.

## **President's Report – Richard Peterson**

### **New Business:**

- **ACC Guidelines** - The proposed revised ACC Guidelines were read to the audience. Jack Grove motioned to table the proposed revisions until the ACC Committee can further review the changes, Ed Zarr seconded. Yeas - Linda Cerf, Arden Freeman, Ed Zarr, Jack Grove, John Hewitt. No Nays. Passed

- **Horseshoe Club Bylaws** – Ed Zarr motioned to accept the Horseshoe Club Bylaws, seconded by Arden Freeman. Yeas - Linda Cerf, Arden Freeman, Ed Zarr, Jack Grove, John Hewitt. No Nays. Passed

- **North Greenbelt Committee** - President Peterson announced the BOD voted at the November 6, 2014 Study Session to approve Lin-Da Stougaard as the North Greenbelt Research Committee Chairperson.

**Board member Bill Randall arrived at the meeting**

- **North Office Complex Roof Repair 2015** – The board received 3 bids to repair the North Office Complex Roof. The bids were:

1 –AW Contracting - \$137,274.00

2 – Low Mountain - \$117,848.50

3 – RKW, \$99,495.00

Ed Zarr motioned to accept the bid from RKW for \$99,495.00. The Capital Reserve Replacement Fund will be used to support this project. Arden Freeman seconded. Yeas - Linda Cerf, Arden Freeman, Ed Zarr, Jack Grove, John Hewitt, Bill Randall. No Nays. Passed

- **Security Support for the Farnsworth RV Storage Lot** – Ed Zarr motioned the SVE HOA should not have the SVE security guards provide security to the Farnsworth RV Storage Lot, John Hewitt seconded. Yeas - Linda Cerf, Arden Freeman, Ed Zarr, Jack Grove, John Hewitt, Bill Randall. No Nays. Passed

**Continuing Business:**

- Land Acquisition Update – SVE & Farnsworth Development continue with discussions on the possible acquisition of land located at the RV Storage area.

- Legal Update – President Peterson gave a brief legal update

Meeting adjourned at 10:30 a.m.

Respectfully submitted by

////SIGNED////

Arden Freeman  
SVE HOA Secretary

Open Session