

**SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
December 11, 2014 9:00 AM  
Auditorium**

The SVE Board of Director's Meeting was called to order at 9:04 a.m.

Presiding Officer – President Peterson

All stood for the Pledge of Allegiance

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

**SECRETARY'S REPORT**

The November 13, 2014 Board of Director's Meeting Minutes – Arden Freeman motioned to approve the minutes as posted. John Hewitt seconded. Yeas - Linda Cerf, Ed Zarr, Arden Freeman, Jack Grove, John Hewitt, Bill Randall. No Nays. Passed

The December 4, 2014 Board of Director's Study Session Meeting Minutes – Linda Cerf motioned to approve the minutes as posted. Jack Grove seconded. Yeas - Linda Cerf, Ed Zarr, Arden Freeman, Jack Grove, John Hewitt, Bill Randall. No Nays. Passed  
Reports:

**TREASURER'S REPORT – Ed Zarr**

On the Statement of Operations, the total revenue year to date is \$1,569,485.37 which is above budget by \$156,025.74. The total Year to date revenue from Capital Contribution is \$87,750.00 which is over the total annual amount projected for the 2014 budget of \$57,000.00. In November, retail sales revenue is \$659.50, facilities revenue is \$2,260.00, commission revenue is \$8,313.26 and activities revenue is \$15,483.63. The Bingo Revenue is at \$19,965.00. The total revenue categories are above budget for the month by \$26,681.13. Most of the categories for expenses as of the end of November were still under budget. Administrative expenses are under budget by \$1,662.34, Pool expense is under budget by \$1,133.09 and Utilities expense is under by \$5,039.14. Furthermore, Security, Administrative, Office, Pool expenses, Payroll expenses, Landscape maintenance, scheduled maintenance, and activities expenses are all under budget for the year.

As a reminder, Bingo expenses include their winning payouts, supplies and donations. The year to date net income after expenses is a positive \$128,931.22 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 \$5,250.00. There was no money spent for Reserve or Capital expenses in November. The total year to date expenditures for Reserve/Capital projects is \$158, 670.30. There is a year to date surplus of \$76,769.26 for the Reserve/Capital statement. The bank accounts and investments are reconciled. As of November 30, 2014, for the operations, there is a

balance in the bank accounts and investments of approximately \$431,018.76. In addition; the reserve/capital balance in the bank accounts is \$845,174.68.

### **SECURITY REPORT – John Hewitt**

86 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. Report skunks, coyotes, fox, and feral cats to the association office. The new south parking lot has helped a lot...residents are parking in the right spaces most of the time. Some golf carts are using are still using car spaces. Please park in the golf cart parking spots. Since it's the holiday season be aware of our surroundings when walking through shopping mall parking lots - watch for strangers and strange vehicles. When out walking, wear light colored clothing and if possible carry a flashlight, whistle or a cellphone.

### **ARCHITECTURAL REPORT – Jack Grove**

During the month of November, three condominiums changed ownership. The ACC approved 33 ACC requests, processed four violations letters, two second violation letters, and two Letters of Intent.

### **MANAGER'S REPORT – Lisa Titmas**

Members of the Association,  
Whether you celebrate this special time of year, whether you pray to God, a spirit or not at all  
May your life be full of joy, friends and love  
May you be blessed with the gift of kindness, compassion and health  
May you go forward in 2015 knowing that every day is an adventure, every day is a gift  
And each step you take will lead you to a new challenge in life.  
On behalf of the entire staff we wish you well and want to thank you for your continued support.  
It is a privilege to work for Sunland Village East. You are an extension of our families and have made each one of us feel like an extension of yours.

### **PRESIDENT'S REPORT – Richard Peterson**

There will not be a BOD Study Session in January (2015). The BOD January (2015) Monthly Meeting and the Annual Meeting will be held the evening of January 21, 2015.

### **NEW BUSINESS:**

None

### **CONTINUING BUSINESS:**

ACC Guidelines – Jack Grove motioned to accept the recommended changes and revisions proposed by the Architectural Control Committee on November 12, 2014. Ed Zarr seconded. Yeas - Linda Cerf, Ed Zarr, Arden Freeman, Jack Grove, John Hewitt, Bill Randall. No Nays. Passed

Legal Update – Moved to open session

Meeting adjourned at 9:32 a.m.

Respectfully Submitted by

///SIGNED///

ARDEN FREEMAN  
SVE HOA Secretary

Open Session