

SUNLAND VILLAGE EAST ASSOCIATION

BOARD OF DIRECTORS MEETING

August 13, 2015

Meeting was called to order by President John Hewitt at 9:00 o'clock. Present were Arden Freeman, Linda Cerf, Mary Lynn Warren, Roy Braunberger, Bill Randall, Jack Grove and Manager, Lisa Titmas. All stood for the Pledge of Allegiance.

Motion was made by Mary Lynn Warren to accept the minutes of the June 11, 2015 Study Session as written. Seconded by Arden Freeman. Vote taken by a show of hands. Unanimous. Passed.

Motion was made by Mary Lynn Warren to accept the minutes of the June 11, 2015 General Board meeting as posted. Seconded by Arden Freeman. Vote taken by a show of hands. Unanimous. Passed.

TREASURERS REPORT - Linda Cerf

For the month of June 2015, on the Statement of Operations, the Operating revenue was **\$115,271.16**, Retail Sales was **\$205.00**, Facilities was **\$900.00**, Bingo revenue was **\$14,062.00** and Activities revenue was **\$3,749.28**. **Operating and Bingo** revenue categories were **above budget**. **Retail sales** were **above budget** and Activities revenue category was below budget for the month. The **total revenue for all areas of Operations** was **\$134,471.11** for the month which was **above budget by \$461.41**.

As for the expenses for June, some expenses such as **Bingo** was **above budget** and all other expenses such as **Landscape maintenance and Building and Common area repairs** were **below budget**. As a reminder, Bingo expenses include their winning payouts, supplies and donations as an expense. Currently, we have a surplus or a **positive net income** for **Operations of \$11,915.50**. This figure also includes the Bingo revenue and expenses and the monthly reserve and capital allocation.

On the **Reserve & Capital fund statement**, there was the monthly budgeted reserve allocation of **\$10,435.58** and a **Capital contribution of \$8,250.00**. The total year- to- date expenditure for **Reserve/Capital statement** in the amount of **\$118,189.40**, of which **\$99,655.27** was for the North Courtyard buildings tile roof and **\$11,974.49** was security equipment. There have been no changes in these categories during the month.

The bank accounts and investments are reconciled. **As of June 30, 2015** for the operations, there is a balance in the bank accounts and investments of approximately **\$997,697.11**. This amount does not include petty cash, bingo funds or club funds. In addition, the reserve/capital balance in the bank accounts is **\$882,927.49**.

For the month of July on the **Statement of Operations**, the Operating revenue was **\$109,491.16**, Retail Sales was **\$50.00**, Facilities was **\$1,485.00**, Bingo revenue was **\$15,211.00** and Activities revenue was **\$7,854.49**: Operating revenue was below budget and Bingo revenue was above budget. Retail sales and activities revenue categories were both below budget for the month. The **total revenue** for all areas of **Operations** for the month was **\$134,458.06** which was above budget by **\$448.36**

As for Expenses for July, some expenses such as Bingo, Office Landscape Maintenance were **above budget** and all other expenses were **below budget**. Building & Common area repairs was below budget and shows a credit balance as the Association received insurance checks as reimbursement for the wall repair from the auto accident. Bingo expenses include their winning payouts, supplies and donations as an expense.

Currently, we have a surplus or a **positive net income** for Operations of **\$4,710.71**. This figure also includes the Bingo revenue and Bingo expenses and the monthly reserve and capital allocation. On the **Reserve & Capital statement**, there was the monthly budgeted reserve allocation of **\$10,435.58** and a **Capital** contribution of **\$4,500.00**. The total year-to-date expenditure **for Reserve/Capital statement** in the amount of **\$118,189.40** of which **\$99,655.27** was for the North Courtyard buildings tile roof and **\$11,974.49** was security equipment as stated in the June statement. There have been no changes in these categories during the month. The bank accounts and investments have been reconciled. As of **July 31, 2015** for the **Operations** there is a balance in the bank accounts and investments of approximately **\$892,170.93**. In addition, the Reserve/Capital balance in the bank accounts is **\$898,104.25**.

SECURITY REPORT – Bill Randall

The following report covers the months of June and July. There were a total of 195 reports of open garage doors and during that period the usual escorts were provided to Bingo, Singles group and various other activities. On June 24th Security noticed a truck with a large storage trailer parked overnight on South Lavender. On the 25th of June Security noted Paramedic activity on 2064 S. Farnsworth Drive. On July Security received a report of a possible death of resident. Manager was notified. On the 11th of July Security responded to a report from a resident at 8260 E Keats of someone knocking on their door late at night. No one was seen. On July 12th Security reported ambulance activity in the 7900 block of E Natal. Ambulance activity was also reported on July 17th in the 7900 block of E. Lindner; on the 23rd it was reported on the 7900 block of E Navarro and again on that same date at Lindner. It also was reported on the 27th in the 8160 E Keats Condos. Security reported that the billiards room door was unlocked on the 20th and again on the 30th.

ARCHITECTURAL REPORT - Roy Braunberger

Again, this report reflects the numbers for the months of June and July. There was a total of 23 homes changed hands during this period. Twelve were condos and nine (9) were houses. There were a total of 25 architectural changes approved; 30 violations, three (3) second notices of violations with seven (7) rescinded and one (1) courtesy letter.

MANAGER'S REPORT – Lisa Titmas

Lisa Titmas, Manager introduced and turned the microphone over to Al Steyer, Common Area Landscape Maintenance for Southwest Lawn. He spoke about common area maintenance and priority clean up after monsoons and high winds. Lisa also mentioned as a reminder to all clubs and groups that they need to have any monetary requests for the 2016 budget submitted to the office by October 15, 2015. Forms are available in the office for this purpose.

PRESIDENT'S REPORT – John Hewitt

There was some confusion at the June Board meeting. Two clubs' presentations were made at that meeting. While the outcome was not satisfactory to all involved, since that meeting, some members of this Board met with some of the clubs representatives. Both sides discussed their issues in calm and understanding mind sets. During those meetings, both sides, taking into account each others concerns, resolved the issues.....the way differences should be handled.As President of your association, I can now better understand why it is sometimes difficult to get residents to run for the Board. Even with the best of intentions, we cannot please everyone. Personally, I have given my best to lead with reliability, integrity and courtesy. You have very good people on this Board and they will not always agree on issues. That is the way it should be with seven (7) people as long as the end goal is the same. That end goal being what is best for the majority of the residents.

No one is perfect and sometimes mistakes are made. Not intentional or deliberate and we learn from them. I am looking forward to the positive things we can accomplish in the upcoming months for our community.

As mentioned at previous Board meetings, SVE is proposing to change the dates of our Annual Meeting and General Election of 2017 to two (2) months later-from January to March. There will be two Town Hall meetings for all residents to learn more details, ask questions and give their input. Please plan to attend these important meetings.

Meetings will be in the Oakwood Room on Thursday, September 24, 2015 at 1:00 PM and Monday, September 28, 2015 at 20:00 AM.

NEW BUSINESS

Amended Pickle Ball Club Bylaws: Discussion was held regarding this club's bylaws. Due to some suggested changes, a **Motion** was made by Linda Cerf to table this request until

these issues are resolved by the Pickle Ball Board. Motion seconded by Mary Lynn Warren. Vote taken by a show of hands. Unanimous. Passed.

Engagement Letter to Retain Ginsburg & Dwaileebe to Audit Year End Financials:
Motion made by Linda Cerf to Retain Ginsburg & Dwaileebe to audit year end financials. Seconded by Arden Freeman. Vote by a show of hands. Unanimous. Passed.

CONTINUING BUSINESS

Fitness Club/Equipment: Presentation was made by Paul Christoffers regarding the previous request for additional equipment. Discussion held and President, John Hewitt, confirmed that the Fitness Club area of responsibility also includes both fitness centers- the one at the South and the one at the north pool. **Motion** made by Arden Freeman to approve the SVE Fitness Club request to purchase two (2) AMT 835-OS PVS Precor Adaptive Motion Trainers-P30 console with integrated 15" Digital TVs as per Marathon Fitness Sales Proposal dated April 28, 2015 with full funding from other than SVE HOA 2015 monies and recommend that the SVE Fitness Club submit a formal and timely funding request to the SVE HOA office for funds to be considered for inclusion in the 2016 SVE HOA Budget to purchase four (4) treadmills for the SVE Fitness Centers. Motion seconded by Mary Lynn Warren. Vote taken by a show of hands. Voting in favor was Bill Randall, Mary Lynn Warren, Arden Freeman, Jack Grove and Roy Braunberger. Linda Cerf abstained. Motion passed.

Soft Ball Club/Scoreboard: Ron Russo, president of the Soft Ball club addressed the Board in regards to their previous request concerning the proposed location of the new electronic scoreboard. Their request was modified and a **Motion** was made by Arden Freeman that we rescind the motion made at the SVE HOA Board meeting on June 11, 2015 approving the option #2 proposal from the SVE Soft Ball Club to replace the existing scoreboard now located in left field and today approve the SVE Soft Ball Club option #3 request to locate a new scoreboard to the left-center field, on the bank, between the chain link fence and the block wall on the Guadalupe side, including adjusting the scoreboard height so that it will not be visible from the Guadalupe side of the wall. Motion was seconded by Jack Grove. Vote was taken by a show of hands. Vote unanimous. Passed.

Meeting adjourned at 9:40 AM.

Respectfully submitted,



Mary Lynn Warren

Secretary SVE HOA