

**SUNLAND VILLAGE EAST  
BOARD OF DIRECTORS  
ANNUAL MEETING  
January 21, 2015  
Auditorium**

Meeting was called to order at 7:55 p.m.

Board Members Present: Richard Peterson, Linda Cerf, Jack Grove, Arden Freeman, Ed Zarr, John Hewitt, and Bill Randall

**SECRETARY'S REPORT:** Arden Freeman

Approval of 2014 Annual Meeting Minutes – John Hewitt motioned to approve the January 15, 2014 Annual Meeting Minutes, seconded by Arden Freeman. Yeas - Linda Cerf, Jack Grove, Arden Freeman, Ed Zarr, John Hewitt, and Bill Randall. No Nays. Passed

**TREASURER'S REPORT** – Ed Zarr

The Year to Date Operating revenue is \$1,364, 425.50 which has increased from 2013. Facilities revenue is \$17,198.00, retail sales revenue is \$4,116.55, commission revenue is \$22,178.97 & activities revenue is \$114,973.35. Bingo's revenue is \$189,709.00 which was \$64, 309.00 over budget. The Total year to date revenue for all areas of Operations is \$1,717,137.32 which is above budget by \$175,181.32. As for our total 2014 expenses, we were able to remain under budget for the year for Operational Expenses. A few expenses were over budget like utilities and retail sales expenses. Bingo Expenses include their winning payouts, supplies and donations. Bingo donated \$35,017.81 towards club projects and facilities improvements. Currently, we have a surplus or a positive net income of \$95,011.48, this figure includes the Bingo expenses and reserve and capital allocations. However, no club revenue, and depreciation expenses were included yet. While depreciation expense 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 and any adjustments will be done at the time of the audit.

**Reserve & Capital Fund Statement**

We transferred \$122,520.00 from Operating to Reserves, for the Reserve Replacement Fund. In addition, we transferred \$30,000.00 from our Operations to Capital Project fund. Capital contributions of \$93,750.00 were transferred to our Capital Contribution Fund. Capital contributions were over budget by \$36, 750.00. At the end of 2014, \$92,959.57 has been spent on the Mesa Verde Parking Lot. \$52,841.96 was spent towards the Key Card/Camera Security Systems and \$12,868.77 for our Pool Salt Systems. Other projected Reserve projects that were originally included in the 2014 Budget were evaluated throughout the year and postponed. The surplus for our Reserve/Capital Statement is \$92,958.75. As of December 31, 2014, the reserve/capital balance in the bank accounts and investments is \$861,364.17.

**SECURITY REPORT** – John Hewitt

This year's budget included replacing and upgrading our card/key lock systems and video surveillance system. Many wild animals such as skunks, coyotes, rabbits, fox, and an occasional bobcat are looking for food. Some residents put out feed for birds. ]Per association docs, please do not put food out for animals.[

Most streets and sidewalks in SVE are City of Mesa property. ]Please follow City of Mesa code as they apply to streets and sidewalks.[ A security issue that takes up a lot of time is dealing with residents who leave their garage doors open. We have had at least 700-800 garage doors left open during the year. This provides easy access for burglars. Keeping your house safe is the responsibility of each resident.

We have had golf cart thefts. These thefts occurred mostly at night. Other reports by security include unlocked community doors broken water lines and light outages. We recently had a theft in the village. Some expensive jewelry was stolen. Mesa police are investigating the incident.

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

244 ACC requests were approved; 4 ACC requests were not approved; 109 violations letters were sent to residents; 24 second notice violation letters were sent to residents; 48 Letters of Intent were mailed to residents; 1 letter was rescinded, and 1 courtesy letter was mailed to a resident.

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

President Peterson presented a power point presentation for residents attending the meeting.

As I start the review of our Accomplishments for 2014, I want to first thank my fellow volunteer Board Members for their time, efforts and interest in serving the residents of SVE. We had a sometimes challenging year, but achieved much. On behalf of the Association, thank you for your support and dedication.

Next - a thank you to our Manager and Activities Director. Lisa Titmas has done an outstanding job for us all this year and continues to keep her deep commitment to the Village in making this a better place to live.

Contract Accountant, Denise Wilson. Her work ethic and commitment to the Village makes her a valuable asset to the Association staff.

Office Staff members - Linda Hayden, Diane Werth and new part-time staff members Glenda Gearhart and Arvilla Larson are all an essential part of the Association staff. Together they are always available and willing to step in and do whatever it takes to get the job done.

Housekeeping staff Mary Garcia and Ruth Todd are here early every morning cleaning the facilities getting them ready for the many events and activities residents enjoy here at SVE.

Jake McReynolds, Kevin Fobes, Ted Ferrell (Supervisor) and Javier Rojero make up the maintenance staff. The team ensures the daily maintenance of the Association is taken care of in a timely manner. Thank you for all you do and keep up the good work.

#### **New Flags**

Patriotism is a big part of Sunland Village East. It is important we keep our flags in good, clean condition.

### **New Stage Floor Resurfacing**

Thanks to the financial support of Bingo, the auditorium stage floor was completed over the summer. The floor has the appropriate underlayment, and a durable surface to last a very long time.

### **The 2014 Flood**

It might as well have rained 40 days and 40 nights. For Arizona it was a lot of rain. The retention basins were all flooded, and a few of the retention berms even gave way in some places. The rain seeped through door jams, and with the strong winds that came with the rain, blew through air vents. All damage was taken care of in a timely manner by our maintenance and housekeeping staff.

### **Kitchen Run-off Drains**

One area redesigned before the 2014 flood, was the kitchen run off drain. During past monsoons, the water pouring off the auditorium and kitchen roofs would sit and gather on the sidewalk; slowly crawling toward the auditorium and kitchen doors, leaving 3-4 inches of water standing in the sidewalk. With the new drains the water now flows into the retention basin.

### **Water Fountains**

There are two new water fountains in the Village, one in the auditorium and one across from the Association Office. Thanks to Bingo for purchasing the fountains.

### **Activities Room Remodel**

Over the summer the Activities Room located in the North Office Complex took on a new look. The Activities Room offers fresh hot coffee and current issues of the Outlook. It's a great opportunity to sit and talk with neighbors in a friendly environment. Thanks to the woodshop for their assistance in creating the new shelving and table tops in the Activities Room.

### **Office Lobby Remodel**

The Association office also had a facelift over the summer. The map overview of the Village was redone (coincidentally) by the son of a resident. The map now includes Condo III and the new south end upgrades and construction projects. Also in the office are photos provided by the Computer Club, club/group and activities flyers for current events as well as a TV monitor with a listing of current activities and the sponsors who help support the community.

### **Paint & New floor in Ceramics Kiln Room**

The ceramics kiln room located in the North Office Complex took on a fresh new look. The Maintenance Staff moved all the shelving and kilns out of the room, peeled off the old linoleum flooring, painted the walls and added new flooring.

### **New Security Cards and Cameras**

About 10 years ago there was a plan to put security cameras in place covering common area amenities. At that time a small portion of the job was done. However, it wasn't until 2014 that the project was completed. The completed job includes 30 cameras and refurbished card

readers. The cameras show a live feed of what's going on in the Village and can record a save a large amount of data for long periods of time. The system has already been beneficial to the Association and police in providing relevant information to resolve issues of concern.

### **New Bleachers in the Sports Court/Pickleball and Tennis Areas**

Thanks to the Tennis and Pickleball Clubs for purchasing spectator bleachers for their respective areas. Other additions to the Sports Court/Pickleball area includes picnic tables and umbrellas. Thanks to Bingo for their continued support of Association amenities.

### **Lights Down Farnsworth**

For many years there has been discussion about keeping the lights on Farnsworth lit year round. By a unanimous decision the BOD voted once and for all to leave the the lights on Farnsworth up all year round. It adds real beauty to Village at night.

### **Softball Field Ladies Bathroom Remodel**

With the addition of a woman's softball league and the wonderful, supportive wives and friends of the men's softball team, a women's bathroom was added to the softball complex this summer. Thanks to Bingo and the Softball Club for their financial contributions to make the project happen.

### **Mesa Verde Parking Lot**

The Mesa Verde Parking Lot is a welcome addition to the many residents who use the south complex facilities. It provides both additional auto and golf cart parking.

### **Bocce Ball Canes**

At the request of the Bocce Ball Club, the canes were added to assist residents in safely stepping in and out of the Bocce ball courts.

### **Horseshoe Pits**

Under the direction of an enthusiastic Horseshoe Club, the pits are undergoing some upgrades. Thanks to the Horseshoe Club for putting in sweat equity.

### **Common Area Benches**

The benches throughout the Village were spruced up in 2014.

### **New Light Globes**

All the globes along the common wall on Baseline have been replaced. No more dirty, yellow globes, they're all white and enhance the overall beauty of SVE.

### **Commercial Pool Pumps**

In past years the pools were operated using residential pumps. The pumps lead to several pool outages and unnecessary expenses in chemicals and maintenance. The new commercial pumps are more efficient and capable of handling the high demands of the Association pools.

### **Fitness Building Shutters**

Thanks to the Fitness Committee for raising the funds to install the fitness building shutters.

The 2014 SVE HOA President and Board of Directors would like to THANK all the volunteers and homeowners for their support throughout the year!

**NEW BUSINESS:**

President Peterson announced the election results. 51.3% of the residents voted. Four positions were open. Linda Cerf, Bill Randall, Mary Lynn Warren and Roy Braunberger were elected to the board.

Linda Cerf - 1712

Bill Randall - 1690

Mary Lynn Warren - 1637

Roy Braunberger - 1469

President Peterson reminded the new board members and the residents there will be a special meeting/study session on January 22, 2015 at 9:00 a.m. in the Mesa Verde Room to elect new officers to board positions.

Adjourned at 8:20 p.m.

Respectfully Submitted by

///SIGNED///

ARDEN FREEMAN  
SVE HOA Secretary