

WAR 12 2015

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS MEETING

March 12, 2015
Auditorium

The meeting of the Board of Directors was called to order by President, John Hewitt at 9:00 a.m.. Board members present were Arden Freeman, Linda Cerf, Mary Lynn Warren, Roy Braunberger, Bill Randall, Jack Grove and Lisa Titmas. All stood for the Pledge of Allegiance.

SECRETARY'S REPORT

Regular Board of Directors Meeting Minutes from February 12, 2015. Motion was made to approve these minutes as posted by Arden Freeman. Seconded by Mary Lynn Warren. Vote unanimous. No nays. Passed.

TREASURER'S REPORT - Linda Cerf

For the month of February, 2015, on the Statement of Operations, the Operating Revenue (income) is \$114,871.16. Retail sales is \$345.00, Facilities is \$1,620.00, Bingo revenue is \$15,376.00 and Activities Revenue is \$12,197.81. Operating, Retail Sales, Bingo, Facilities, Activities and other Revenue Categories were above Budget for the month of February. Total year to date revenue for all areas of Operations is \$294,668.39 which is above budget by \$26,649.17.

As for February expenses, some expenses such as Administrative expenses are above budget for the month. The main Administrative expense in February that put this category over budget was from the merchant fees for processing credit card transactions for the annual assessments.

The majority of expense categories such as retail, pool expenses, security, landscape maintenance, payroll, utilities and Building & Common area repairs are all below budget for the month. As a reminder, Bingo expenses include their winning payouts, supplies and donations.

Currently, we have a year to date surplus or a positive net income for Operations of \$18,331.52. This figure includes the Bingo revenue and Bingo expenses and the monthly reserve and capital allocation.

On the Reserve & Capital Fund Statement, there was a monthly budgeted reserve allocation of \$10,435.58 and a Capital Contribution of \$6,000.00. In January, there was also a personal donation of \$207 made towards the Library Fund. As for Reserve or Capital expenses in the month of February, there was \$20,000.00 spent towards the North Courtyard Building Tile Roof repairs. In addition, there was \$7,535.20 spent for security camera equipment and \$259.64 spent on new library chairs and desks. The total year to date expenditures for Reserve/Capital is \$27,794.84. Furthermore, year to date for the Reserve/Capital Statement there is a surplus of \$9,984.04.

The bank accounts and investments are reconciled. As of February 28, 2015, for the operations, there is a balance in the bank accounts and investments of approximately \$1,276,224.99. In addition, the reserve/capital balance in the accounts is \$871,348.21.

SECURITY REPORT - Bill Randall

During the month of February there were 136 garage doors left open. Security periodically escorted singles and Bingo personnel to their destinations. There were 55 vehicles parked overnight on streets. Several reported more than the allowable 48 hours. Residents are encouraged to call the police non-emergency number at 480-644-2211 to report them if you feel they are a nuisance or a safety hazard.

Security found inside door to Golf Pro Shop near restaurant ajar and he set off the alarm while checking it. Manager and Pro Shop were notified. A resident on Monte Ave called security and reported that their door

bell had rang. When they responded, there was no one there, but they found a smashed piece of citrus on the ground that had hit their home. Five or six kids had been observed passing by headed south. Be on the lookout for strangers wandering the neighborhoods. Also, if you see suspicious activity, call the office or security to report it. An unauthorized vehicle parked in front of residence on Lakeview for over an hour. Security investigated and found two (2) young men in vehicle with unsubstantiated story about meeting a young lady at that address.

On February 21st and 27th there was fire truck and ambulance activity early A.M. both nights.

Security found unlocked/propped open doors at Auditorium and Palo Verde buildings. Security secured the buildings. Make sure when you are at an activity, the last ones out the door to close and lock all doors.

ARCHITECTURAL REPORT - Roy Braunberger

There was a total of 9 properties changed hands during the month of February - five (5) homes and (4) condos . During the month there were 31 approvals for architectural changes, seven (7) violation letters sent out, and one (1) letter of intent , and 10 letters rescinded.

MANAGER'S REPORT - Lisa Titmas

As many of you saw or read in an e-mail there was a serious accident at Farnsworth and Kiva on March 10th. The driver of the vehicle is a resident; however, no update is available. A big thank you goes out to the residents and non-residents from the tennis tournament and surrounding area who assisted in the rescue of the resident.

As a result of the rain storms we had here over the last few weeks, the roofing project was late getting started. The reproofing of the interior portion of the north courtyard will begin soon.

In Late April or early May the Association will be resurfacing the older parking lots at the Mesa Verde and Palo Verde buildings.

Remember, if you are a full time resident, or seasonal resident you are required to fill out an address of record form. Your address of record will provide the office with one address to send all of your SVE correspondence to whether it is the annual assessment, ballot or other item. It will be the only address the correspondence goes to. It is up to each individual homeowner to forward their mail through the U.S .Post Office. We appreciate your cooperation in providing an address of record to the office.

During a recent study session, repairing the Farnsworth wall was discussed. As a result of the discussion, there are additional concerns that must be addressed before the project begins. It is still on the 2015 calendar for completion.

At present there is not further update on the land acquisition project.

On another note, the Bingo Committee lost a Bingo Manager as well as a family member and friend. Bingo Manager, Robert Olson went to be with his Lord and Saviour. The board and office staff would like to send Bob a special thank for all he did by giving up ever Sunday night to raise funds for the association. Bob, you helped make a difference in this Village. You will be missed.

PRESIDENT'S REPORT - John Hewitt

Well folks, this is our second go around. Last month we instituted our Code of Conduct and enforced a three (3) minute time limit for audience input. Our first meeting went well. I hope all future meetings will also. This Board will do its best to see that happens. Now to address another change, we had no study session this month. From now on, the only time there will be a study session is if something serious or really involved comes up that the Board has to discuss in order to address all sides of the issue. Also, going forward the discussion at study sessions will be amongst the board members and manager only. The

meetings are still open meetings, but there will be no audience participation. Study sessions are for the board to discuss concerns and better understand the issues and set the agenda for the regular board meeting. If, after the study session, any member has a question about what was discussed, they are to put it in writing and turn it into the association office. As with any comment, concern or feedback of any kind, the manager will process it accordingly and when necessary, provide copies to the Board for further review and discussion.

NEW BUSINESS

Discussion/Approval of ACC Holiday Lights vs. Functional Lights definition/usage. Guidelines currently read: ACC #8 Christmas Decorations (Revised 6/9/11)

All Christmas decorations, including lights, shall not be placed in any yard or attached to houses until November 1st of each year and not lighted before Thanksgiving Day. Decorations must be removed by January 15th.

ACC #8 would read: Holiday Decorations (Revised 3/7/15)

ALL Christmas decorations, including lights, shall not be placed in any yard or attached to houses until November 1st of each year and not lighted before Thanksgiving Day. Decorations must be removed by January 15th.

All other holiday decorations (including lights) may be placed in any yard or attached to houses no more than two weeks (14 days) before the holiday and removed no later than two weeks (14 days) after the holiday. The displaying of all other decorative (ornamental rather than functional) lights will be evaluated on a case-by-case basis.

Motion made to accept the new definition/usage guidelines was made by Arden Freeman and seconded by Linda Cerf. Voting proceeded with all Yeas, no Nays. Passed.

CONTINUING BUSINESS

Approval of ACC Wall Abutment terminology in ACC Guidelines. Existing Guidelines: If the wall is abutting (attached) to, or additions are being constructed on neighboring/common wall(s), permission in writing, from those neighboring concerned parties is required.

Recommended Change: If additions to extend or raise the wall are being constructed on neighboring/common wall(s), permission in writing, from those neighboring concerned parties is required.

Motion made by Arden Freeman to accept the recommended changes to the terminology. Seconded by Roy Braunberger. Voting followed after a brief discussion with all Yeas. No Nays. Passed.

Meeting adjourned at 9:33 a.m.

Respectfully submitted,


Mary Lynn Warren
Secretary, SVE HOA