

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS MEETING
October 13, 2016 9:00 AM
Auditorium

Meeting called to order by President, Arden Freeman. Present were Bill Ralston, Mary Lynn Warren, Linda Cerf, Roy Braunberger, Jack Grove and Manager, Lisa Titmas. All stood for the Pledge of Allegiance.

SECRETARY'S REPORT – Mary Lynn Warren

Motion was made by Mary Lynn Warren to accept the minutes of the September 27, 2016 Board Meeting as posted. Motion seconded by Bill Ralston. Vote by a show of hands was unanimous and was approved.

TREASURER'S REPORT - Linda Cerf

The total revenue for all areas of Operations is \$149,890.17 which is above budget by \$8,920.16. As for expenses for the month, six are above budget and all others are below budget. Currently, we have a surplus or a positive net income for Operations for the month of \$5,494.22. On the Reserve & Capital Fund statement, there was the monthly budgeted reserve allocation of \$10,736.33 and a Capital Contribution of \$4,500.00. The total expenses for the month are \$30,082.00. The bank accounts and investments are reconciled. As of September 31, 2016 there is a balance in the bank accounts and investments of approximately \$1,073,208.98. In addition, the Reserve/Capital balance in the bank accounts is \$893,295.49

SECURITY REPORT – Jack Grove

There was a total of 63 RV's on the streets which included a boat and trailer on Lakeview and a trailer on Farnsworth. There were a total of 49 garage doors left open.

ARCHITECTURAL REPORT– Roy Braunberger

There were 19 letters of approval, none unapproved, 14 violation letters sent out, one (1) letter of intent, and nine (9) rescinded letters sent out. There were eight (8) homes changed hands during the month – four (4) each houses and condos.

MANAGER'S REPORT – Lisa Titmas

Effective on October 10th “Community Security Action” is now SVE's board approved security company. The two guards are Don and Greg. If you have any questions or concerns please contact the HOA office during normal business hours at 480-380-0106 or call the new security phone number at 480-430-5403 after regular business hours. The security vehicle is a white Prius-C with company logos appearing on the vehicle. There is a new refrigerator and freezer in the kitchen at the Palo Verde building. Blood drive is 10/20/16. For security reasons, please lock all doors and windows before going to bed or leaving the house.

PRESIDENT'S REPORT – Arden Freeman

I have just a few items to update you on today: **1.**The test results of the auditorium by the independent laboratory analysis are as follows: All compounds were well below OSHA, NIOSH and ACGIH exposure limits. While these compounds were found to exist in the ambient air, they are at or near the lower detection limits of the laboratory and should be considered “trace levels”. In summary, “The test results do **NOT** show significant amounts of VOC's (volatile organic compounds) were present during the test period of

24 hours”. This means there were no health hazards present. I realize people have different levels of sensitivity to various odors. We apologize for any discomfort or inconvenience this may have caused anyone. On the positive side, we now have a beautiful new floor that should last for many years. **2.** At this time, we still have a vacancy on your Board of Directors; however, some residents have submitted their names for consideration to fill that position. When the Board appoints someone we will keep you informed. **3.** We welcome back our “Winter Visitors” that are returning and are happy to see the new folks that are moving into our Village on a regular basis. **4.** With that in mind, and as mentioned at the August Board meeting, we will be developing a strategic planning committee to research and anticipate future needs and opportunities for SVE. I am announcing this again now as a reminder so that you may get ready to submit your name if you want to be considered as part of this committee. Please watch for the notice of formation we will be sending out in the near future. **5.** It is that time of year when we look at the SVE budget .Several clubs have submitted funding requests to be considered. An “ad-hoc” committee will be appointed to review the budget and make recommendations as necessary. An open meeting will be held with this committee before submitting the final draft to your Board for approval.

NEW BUSINESS

Appoint Nominating Committee Chairperson.

Motion was made by Linda Cerf to appoint Bill Strong as Chairperson of the nominating committee. Motion seconded by Roy Braunberger. Vote by a show of hands was unanimous and was approved.

Winter Rye Over Seeding Flood Retention 2017

Southwest Lawn Maintenance submitted a plan to save water, reduce amount of weeds and save money in 2017, while keeping our retention areas looking great. Topic will be reviewed further.

CONTINUING BUSINESS

North Green Beautification

Lin-Da Stougard presented updated information regarding the North Green Beautification. Further consideration will come after town hall meetings with residents of SVE and will require a vote of the residents.

Short Term Rentals

Senate Bill 1350 prevents cities and counties from banning short-term rentals and sets state rules for taxation and gives HOA’s power to restrict minimal rental times. Impact of this new law will be reviewed and possible changes will be made to our by-laws and governing documents to restrict compliance to this law.

Adjournment at 9:40 a.m.

Open Session

Respectfully submitted,

Mary Lynn Warren, Secretary SVEHOA

