

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS MEETING
June 9, 2016 9:00 a.m.
Auditorium

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

SECRETARY'S REPORT – Mary Lynn Warren

Motion was made by Mary Lynn Warren to approve the minutes of the May 12, 2016 meeting. Motion seconded by Linda Cerf. Vote by a show of hands was unanimous, passed.

TREASURER'S REPORT – Linda Cerf

Total Operating Revenue for the month of May is \$157,545.65 which is above budget by \$16,575.64. Bingo revenue is also above budget. Four expenses for the month of May were above budget for the month and all others were below budget. Currently there is a positive net income for Operations for the month of \$17,667.84. This figure includes the Bingo revenue and expenses, and the monthly reserve capital allocation. Total expenses in the Reserve & Capital Fund statement of \$58,562.96 include the Reserve allocation of \$10,736.33 and Capital Contribution of \$15,000.00. Expenses due to deposits made on projects that are on the books which includes South pool deck recoat and auditorium parquet floor. Also balance for office building computer equipment was due. The bank accounts and investments are reconciled. As of May 31, 2016, there is a balance in the bank accounts and investments of approximately \$1,407,017.72 which includes petty cash, bingo and club accounts. Additionally, the Reserve/Capital balance in the bank accounts is \$994,506.58.

SECURITY REPORT – Bill Ralston

With most of our winter residents gone for the summer, we are still having problems with garage doors being left open at night. We had 70 left open this month. I am going to keep track of the addresses that the security person finds open for June to see if those are the same addresses each time. Also I will keep track of the RV's parked for more than 48 hours at the same location.

ARCHITECTURAL REPORT – Bill Ralston

There were a total of 21 architectural changes approved for the month of May, 19 violation letters sent out, two (2) letters of intent and one (1) courtesy letter sent to the home owner. There was a total of 28 re-sales for the month, four (4) were condos and 14 were homes

MANAGER'S REPORT – Lisa Titmas

The Reserve Study for SVE is in the process. We have provided information of the associations' stance over the last three (3) years. The following items will be started and or completed by the end of August: Palm tree trimming in June, the purchase of 100 additional auditorium chairs in July, electric door for the office, Shuffleboard shades, South swimming pool deck June 13 – July 17th, (the Massage therapist will be relocated

to the dressing room in the auditorium during this period), auditorium flooring June 13 – July 17th, and reseal north parking lot to be completed in August. Manager also emphasized the importance of letting the office know about the sightings of any wild animals promptly for the safety of all residence and their pets. Also to advise security or calling 911 regarding any security issues immediately. Be aware that scammers are still out there to try to take advantage of you by phone or in person.

PRESIDENT'S REPORT - Arden Freeman, Vice President

A special “Thank You” to show appreciation to all of the volunteers in our Village was issued. Their “Good Neighbor” attitude is what makes SVE the great place to live that it is. Attention was called to the article in the Outlook regarding the need for a new editor to fill this open position. If you have had some experience in working on the editorial section of a newspaper and can proof read articles, please call the office and ask for Lisa. As a reminder, there will NOT be a regular Board of directors meeting in July, 2016. Next scheduled meeting will be held in the auditorium on August 11, 2016.

NEW BUSINESS

Palo Verde Kitchen - Motion was made by Mary Lynn Warren to approve the expenditure of up to \$6000 for the upgrading of the Palo Verde kitchen to accommodate new and improved appliances. Motion seconded by Bill Ralston. After a brief discussion, vote was taken by a show of hands, was unanimous and passed.

ACC Policy & Procedures - Motion was made by Mary Lynn Warren to approve changes to Article 16 of the ACC Guidelines as submitted to this BOD and read by the ACC Committee representative at the SVE HOA Board of Directors meeting held on June 9, 2016. Motion seconded by Bill Ralston. A discussion was held and was followed by a vote by a show of hands. There were two votes in favor of the motion, one abstained and one vote against the motion. Motion failed.

Charles Schwab Reserve Account

Motion was made by Mary Lynn Warren to close our inactive Charles Schwab brokerage account and transfer all funds from that account to our active account with Raymond James with Todd Hansen as our representative, effective immediately. Motion seconded by Linda Cerf. A brief discussion was held and then a vote by a show of hands was unanimous and was passed.

CONTINUING BUSINESS

None

Meeting was adjourned at 10:10 a.m.

Respectfully submitted,

Mary Lynn Warren
Secretary SVE HOA

