

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING

Thursday, August 10, 2017, 9 AM

Auditorium

Meeting called to order by President, Candace Masquelier via WebEx. Also joined via WebEx were Pam Jensen, Mark Thurn, Brad Windschill and Kevin Van Pelt. Present was Kim Harding, Mary Lynn Warren and Manager, Lisa Titmas. All stood for the Pledge of Allegiance. Acceptance of the 8-3-2017 Study Session minutes was delayed.

TREASURER'S REPORT – Kim Harding

June, 2017 – Kim reported on the Statement of Operations Total Operating Revenue of **\$136,376.84**. Expenses for the month were **\$117,177.31** indicating a positive net income of **\$19,199.53**. On the Reserve and Capital Fund Statement, there was a monthly budgeted reserve allocation of **\$12,332.37** and a Capital Contribution of **\$6,000.00**. Total revenues were noted as **\$20,348.16** and expenses of **\$9,911.22**. Bank accounts and investments are reconciled for the month. As of June 30, there is an Operations Account balance of **\$1,449,518.08** and Reserve account balance of **\$1,010,911.89**. Motion made by Brad Windschill to accept the Treasurer's report as presented. Motion seconded by Pam Jensen. Vote by a show of cards was unanimous and passed

July, 2017 – For the month of July Kim noted on the Statement of Operations total revenue of **\$136,159.40**. Expenses for the month were **\$139,523.79** indicating a negative net income of **\$3,364.39**. On the Reserve and Capital Fund statement there was a monthly budgeted reserve allocation of **\$12,332.37** and a capital contribution of **\$5,250.00**. Total revenues were noted as **\$20,456.76** with **\$0.00** expenses. Bank accounts and investments are reconciled for the month. As of July 31, there is an Operations Account balance of **\$1,345,450.43** and a Reserve account balance of **\$1,031,368.65**. Motion made by Mary Lynn Warren to accept the Treasurer's report as presented. Motion seconded by Candace Masquelier. Vote by a show of cards was unanimous and passed.

SECURITY REPORT – Mark Thurn

June, 2017 – Mark reported for the month of June there were 84 open residents garage doors and nine (9) instances of RV's or trailers parked on the street beyond the Mesa parking ordinance of 48 hours maximum.

July, 2017 – Mark reported 64 open garage doors and six (6) RV/s or trailers parked on the street beyond the Mesa parking ordinance of 48 hours maximum.

ARCHITECTURAL REPORT – Kevin Van Pelt

June – 2017 For the month of June Kevin reported there were 14 letters of approval issued, 22 letters of violations, five (5) letters of second violations and one (1) violation letter rescinded. There was a total of nine (9) properties changed hands during the month.

July, 2017 For the month of July Kevin reported there were 10 letters of approval, 12 letters of violations, one (1) letter of second violation, one(1) letter of intent and two(2) courtesy letters issued. There was a total of five (5) properties changed hands during the month.

MANAGER’S REPORT – Lisa Titmas

Billiards room will be closed next Monday, Tuesday and Wednesday for maintenance. Roofing project at north pool complex should be completed by September 10th, with, hopefully, the pool and fitness center to be opened next week.

Individuals who would like their name in the 2018 phone directory should submit that information to the office no later than August 31st.

Clubs, groups or individuals who would like to suggest common area amenities improvements to be considered for review by the Board for the 2018 budget should submit their requests to the Manager no later than Monday, October 2nd.

The auditorium will be closed the week of August 28th through September 2nd for general maintenance.

It has been noted that there are rips in the awning over the Bocce ball club.

PRESIDENT’S REPORT – Candace Masquelier

There were safety issues reported when it came to the attention of the Manager that a large dog was threatening residents. SVE does not usually get involved in animal issues and animal control is called. However, due to the safety issues involved, the animal was trapped. A resident ultimately adopted the animal.

Candace issued well deserved words of appreciation to the Bingo managers for all they do for the community – most recently paying for the new flooring in all the card rooms and activity rooms in the court yard. Words of appreciation were also extended to our Manager, Lisa Titmas for the amazing job she does for SVE.

At this point, Pam Jensen paid words of tribute to Pastor Win Olson who recently passed away at age 96. He was a hard worker in so many areas of SVE such as worked on the committee that helped get the Fitness Center at the South end built, a past president of the Board and in so many other areas of SVE besides serving as Chapel pastor for so many years.

CONTINUING BUSINESS

Heliocol Solar Panels

After brief discussion, Brad Windschill made a motion to accept the bid for the installation of 30 Heliocol solar panels by Heliocol West for \$12,750.00. Motion seconded by Kevin Van Pelt. Vote by a show of cards was unanimous and passed.

RKW Roofing Contract North Pool Complex

After brief discussion regarding submission of the adjusted bid for the contract to replace the roofing at the north pool complex, motion was made by Kim Harding to accept the adjusted bid of \$30,247.64 in lieu of the original bid of \$31,222.64. Motion seconded by Mary Lynn Warren. Vote by a show of cards was unanimous and passed.

NEW BUSINESS

Retain Ginsburg & Dwaileebe CPA – 2018 Auditor

Lisa reported that the audit team is one we have had for 7 – 8 years. It was noted that their audit report last year was very thorough.

Motion was made by Kevin Van Pelt to retain Ginsburg & Dwaileebe CPA as auditor for 2018. Motion seconded by Mark Thurn. Vote by a show of cards was unanimous and was passed.

Security Options for 2018 Budget Consideration

Mark reported on his ongoing research of placing more cameras in various locations in the community, and possibly at all entrances to SVE.

Block Watch Program – At the work session we discussed the importance of supporting the block watch program. The program gets blocks together to socialize as well as inform each other of different happenings in the neighborhood. It makes neighbors more aware of their surroundings. The program has dwindled over the years. I will be working with Diane Werth in the office. We encourage block watch groups to meet informally at least biannually so you know some of the new residents in your area.

Bocce Court Resurface Proposals

Discussion was held on the resurface of the Bocci courts. Motion made by Kim Harding to accept the proposal of \$28,080.00 by Legacy Green Solutions to resurface the four (4) courts. Motion seconded by Mary Lynn Warren. Vote by a show of cards was unanimous and passed.

NEW BUSINESS (Continued)

Auditorium Exterior Paint and Repair Proposals

Lisa noted that BGB Painting did a great job recently painting the exterior of the buildings on the court yard, plus an excellent job of cleanup. Motion made by Mark Thurn to accept the bid submitted by BGB Painting for \$21000.00 for painting and repair of the exterior of the Auditorium. Motion seconded by Brad Windschill. Vote by a show of cards was unanimous and passed.

Request for Budget Review Committee Members – (3-5 members)

Kim announced that any resident that is interested in being a part of this committee, to submit a note regarding your interest to the office no later than October 2nd and be prepared for your first meeting in October before the budget review in November. He encouraged Bingo managers to submit their interest since they do so much for SVE.

Long Range Planning Committee Update The committee is actively surveying all activities and groups for input and suggestions on their long term needs. At the study session, Committee Chairman, Paul Christoffers stated the group will continue to gather that information and prepare a report to share with the Board in the fall.

Meeting adjourned at 9:45 a.m.

Open meeting.

Respectfully submitted,

Mary Lynn Warren
Secretary, SVEHOA