

SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 12, 2017 9:00 AM  
Auditorium

Meeting was called to order by President, Arden Freeman. Present were Bill Ralston, Mary Lynn Warren, Linda Cerf, Roy Braunberger, Kim Harding, 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 approve the minutes of the BOD meeting of December 8, 2016. Motion seconded by Bill Ralston. Motion made by Roy Braunberger to amend the date of the December meeting to read December 8, 2016 instead of 2012. Motion seconded by Linda Cerf. Vote by a show of hands was unanimous. Motions Passed.

**TREASURER'S REPORT** – Linda Cerf

Total revenue for the month of December from all areas of Operations is **\$139,141.47** which is below budget by **\$1,828.54**. Eight (8) expenses are below budget for the month and all others are above budget, indicating a surplus or a positive net income for Operations of **\$4,431.00**. Total Reserve & Capital Fund Expenses for the month of December is **\$19,668.24** which is the balance of the shuffleboard awning. Bank accounts and investments are reconciled. As of December 31, 2016 for the operations, there is a balance in the bank accounts and investments of approximately **\$1,275,275.26**. In addition, the reserve/capital balance in the bank accounts is **\$914,995.22**.

**SECURITY REPORT** – Jack Grove

There were only 15 vehicles parked on the streets overnight for the month of December. Also we had 42 garage doors found part way open. This is a lot better than the last months. Keep up the good work.

**ARCHITECTURAL REPORT** – Roy Braunberger

For the month of December there were 25 letters for approval sent out, no unapproved letters, one (1) violation letter, two (2) second violations, one (1) letter of intent and four (4) courtesy letters. Totals for the year were as follows: 283 letters for approval, six (6) letters for unapproved requests, 128 letters of violations, 15 letters for second violations, 15 letters of intent, 12 letters rescinded and 12 courtesy letters. A total of eight (8) homes changed hands for the month.

**MANAGER'S REPORT** – Lisa Titmas

There are still some residents who are not adhering to the guidelines posted at the pools regarding the necessity for showering before entering the pool. Some residents are allowing their small grandchildren to sit in the Jacuzzi. This is **NOT** healthy for them. The south pool will be closed for maintenance on January 25<sup>th</sup> and 26<sup>th</sup>.

The election committee chairperson, Doug Spencer, is seeking more volunteers to assist with the election process. Volunteer responsibilities include copying, stuffing, ballot counting and tabulating. If you haven't yet volunteered and are interested, please contact Karen Huteson or Doug Spencer via e-mail or by phone. Karen – 480-703-2669, e-mail [huteson6640@msn.com](mailto:huteson6640@msn.com) Doug 480-280-0304, e-mail [spencer1968@gmail.com](mailto:spencer1968@gmail.com).

### **PRESIDENT'S REPORT** – Arden Freeman

Good Morning. Thank you again for attending your Board of Directors meeting today.

1. 2017 is the year that we start having our Annual Meetings on the third (3<sup>rd</sup>) Thursday of March each year instead of in January (refer: by-law 5.2.1.). The annual meeting will be held March 16, 2017 following the regular scheduled monthly Board meeting. Along with this change, the election of new members to your Board of Directors was changed to February. Ballots will be mailed to members in good standing at that time. Once the nominating committee submits a list of candidates who are willing to serve on the Board, we will announce the time and place for two (2) "Meet the Candidates" meetings. We urge everyone to attend these meetings to meet your potential new board members.
2. The end of today (1-12-2017) is the cut-off to submit the names of anyone interested in serving on the Long Range Planning Committee. Once this list is complete the Board will proceed to appoint the members and form the committee.

Your Board of Directors and Manager and Staff wish all Sunland Village East residents a Happy and Healthy year in 2017

### **NEW BUSINESS**

#### Purchase of Fitness Equipment

The Manager suggested that a representative of the Fitness Club stand and describe what the purchase is prior to the motion. Paul Christoffers, president of the Fitness Club described the purchase and upgrade of four (4) new treadmills. Motion made by Linda Cerf to approve the purchase of fitness equipment per the bid from Marathon Fitness Company dated November 29, 2016 for \$36,198.47. Motion seconded by Mary Lynn Warren. The Manager suggested that the "purchase of four (4) treadmills" be included in the motion. Motion to the amendment seconded by Linda Cerf. Vote on motion and amendment by a show of hands was unanimous and passed.

#### Maintenance Golf Cart Storage Improvement

Jack Grove made a motion to approve the bid from RKW Company dated November 15, 2015 for \$13,300.00 for the Maintenance Golf Cart Storage Improvement Project. Motion seconded by Bill Ralston. Vote by a show of hands was unanimous and passed.

## CONTINUING BUSINESS

### ACC Policy and Procedure Update

Bill Ralston made a motion to approve the request of the Architectural Control Committee dated January 10, 2017 to incorporate some of the already "approved" Trim Paint Colors into the Body Paint Color Section of the Sunland Village East Paint Book. Motion seconded by Mary Lynn Warren. ACC Chairperson, Roy Braunberger, read a letter dated January 10, 2017 from the ACC. Vote by a show of hands was unanimous and was approved. Motion made by Mary Lynn Warren to accept the new SVE Architectural (ACC) Change Request Form introduced by Lisa Titmas. This motion seconded by Bill Ralston. Vote by a show of hands was unanimous and was passed. President asked that a copy of the updated form be posted along with the meeting minutes at the office.

### Green Belt Beautification Project Update

Lin-Da Stougard presented an update to the progress of the Green Belt Beautification Project. Dates for the Town Hall Meetings to be held in the Oakwood room are January 19<sup>th</sup> at 5:00 p.m. and/or Thursday, January 26<sup>th</sup> at 11:00 a.m.

Meeting adjourned at 10:10 a.m.

Respectfully submitted,



Mary Lynn Warren  
Secretary SVEBOD