

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING
Thursday, November 8, 2018
Auditorium – 9:00 AM

Meeting called to order by President, Candace Masquelier at 9:00 AM.

Present: Kim Harding, Pam Jensen, Diane Loram, Candace Masquelier, Mark Thurn, Kevin Van Pelt, and Brad Windschill
Also attending: Manager Lisa Titmas.

Pledge of Allegiance

Meeting Minutes:

Motion by Diane Loram to approve meeting minutes from October 11, 2018. Unanimous.

Motion by Kevin Van Pelt to approve meeting minutes from October 18, 2018.

Unanimous.

Motion by Pam Jensen to approve meeting minutes from October 24, 2018. Unanimous.

Motion by Kim Harding to approve meeting minutes from October 31, 2018.

Unanimous.

Motion by Pam Jensen to approve meeting minutes from November 1, 2018.

Unanimous.

TREASURER'S REPORT – Kim Harding

For the month of October, 2018, on the Statement of Operations, total operating revenue for the month was \$165,551.11 with a variance above budget for the month of \$11,207.36. Current expenses for the month are \$180,935.03 showing a negative net income of \$15,383.92. On the Reserve and Capital Fund Statement the budgeted reserve allocation for 2018 was pre-paid in January. Allocation to the capital contribution fund was \$7,500.00. Total revenues were \$6,980.54. Expenses for the month were \$939.90. Bank accounts and investments are reconciled for the month. As of October 31st, there is an Operations Fund balance of \$772,703.22. The Reserve Accounts have a balance of \$904,924.28.

SECURITY REPORT – Mark Thurn

60 open garage doors reported in October. 25 instances of RV's or trailers parked on the street beyond the 48 hour parking restriction.

COMMITTEE REPORTS

Architectural Control Committee (ACC) – Kevin Van Pelt

For the month there were 36 letters of approval issued, 1 request unapproved, 18 letters of violation, 6 letters of second violation and 1 violation letter rescinded. A total of 15 properties changed ownership during the month.

Mr. Bruce Veatch was recently added to the ACC committee.

MANAGER'S REPORT – Lisa Titmas

Association Manager, Lisa Titmas, shared her report.

PRESIDENT'S REPORT – Candace Masquelier

HOA President, Candace Masquelier, shared her report.

NEW BUSINESS

Golf Course Request to Use the SVE Logo – Lisa Titmas

The golf course superintendent made a preliminary request to use the SVE logo on a promotional banner that will attach to their well property at the intersection of Hawes and Baseline. We are waiting for details from the golf superintendent.

Proposed Fee Increases – Kim Harding

The BOD is proposing to increase the annual dues from \$525.00 to \$550.00 for 2019. The BOD is recommending that the capital contribution fund fee be increased from \$750.00 to \$1200.00.

Fiber Arts Committee Liaison – Candace Masquelier

Mr. Bob Graziano was appointed to the committee. More members to be identified at a later time.

Rental Unit Limitation for Owners – Diane Loram

Research is being completed. There are many potential issues to resolve. Options will be discussed at future meetings; community input will be solicited. This will most likely be a long process.

SVE Reserve Study – Kim Harding

The study has been completed and distributed to the BOD. Three new components have been added to the study: Community Interior Enhancements, Facility Equipment/Furniture and Landscaping Enhancements. The report indicates that SVE is funded at 89.23 % for the next 30 years. This is an excellent funding percentage.

CONTINUING BUSINESS

2019 Budget – Kim Harding

Three informational meetings for residents have been completed. The annual budget meeting is scheduled for November 15, 2018 at 9:00 AM in the Mesa Verde Room. The proposed 2019 budget will go to a vote of the BOD for approval at this meeting. Mr.

Harding reported that there is approximately \$300,000.00 available to fund requests in 2019.

Condo 1 and 2 Parking Lot/Land – Lisa Titmas

The BOD continues to explore a parcel of land located Condo I and II for possible long term community needs.

Culvert Grates Research – Lisa Titmas

Arizona Game and Fish will be on site November 14, 2018 at 10:00 AM to discuss “Living with Wildlife” in SVE. A second meeting will be held on February 20, 2019.

SVE Foundation Information – Candace Masquelier

Paul Christoffers has volunteered to lead a discussion about the possibility of forming a foundation for SVE. Dates are not set. More details will be forthcoming.

Proposed Pickleball Court Update – Candace Masquelier

The process is moving forward slowly with the City of Mesa.

Retention Basin Dormancy Proposal – Lisa Titmas

CareScape, the SVE Landscaping Company, shared a proposal and recommendation to adopt a rotating schedule for SVE community retention basins. This proposal is in the research stage.

Adjournment: 9:40 AM by President Masquelier

Submitted by:

Brad Windschill
Secretary, SVE HOA

Open meeting following adjournment.