

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS REGULAR BOARD MEETING  
Thursday, June 14, 2018  
9:00 AM Auditorium

Meeting called to order by Vice President, Pam Jensen at 9:00 AM.

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

Pledge of Allegiance

**Meeting Minutes:**

Motion by Kevin Van Pelt to approve the meeting minutes from May 10, 2018.  
Unanimous.

Motion by Diane Loram to approve the meeting minutes from May 24, 2018.  
Unanimous.

**TREASURER'S REPORT** – Kim Harding

For the month of May, 2018, on the Statement of Operations, total operating revenue for the month was \$162942.60 with a variance above budget for the month of \$8598.85.

Current expenses for the month May are \$332,768.73 showing a negative net income of \$169,826.13. Operations expenses for the month reflect a one-time transfer of funds in the amount of \$200,000.00 from the Operations Account to the Reserve Replacement Funds Account. 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 \$12,000.00. Total revenues were \$211,056.86. Expenses for the month were \$255,410.13. Bank accounts and investments are reconciled for the month. As of May 31st, there is an Operations Fund balance of \$1,323,714.21. The Reserve Accounts have a balance of \$1,125,356.32

**SECURITY REPORT** – Mark Thurn

118 open garage doors reported in May (77 reports in May 2017). 24 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 31 letters of approval issued, 1 unapproved letter, 4 letters of violation, and 1 letter of second violation. A total of 17 properties changed hands during the month.

**Long Range Planning Pool Enhancement Committee – Autom Underwood**

Ms. Underwood updated the Board about plans and work being completed to enhance the SVE pool areas.

**MANAGER’S REPORT** – Lisa Titmas

Association Manager, Lisa Titmas, shared her report.

**VICE PRESIDENT’S REPORT** – Pam Jensen

HOA Vice President, Pam Jensen, shared her report.

**NEW BUSINESS** - None

**CONTINUING BUSINESS**

**Budget/Project Request Guidelines – Brad Windschill**

A copy of the guidelines was distributed. The guidelines are intended to help residents navigate the procedure to request HOA funding for SVE community projects. The BOD asked residents to review the guidelines and provide feedback. The document is simply a guideline and is not policy/procedure. No action needed.

**Pickleball Court Project Update – Pam Jensen**

Ms. Jensen shared the following statement. The HOA BOD is moving forward with our consultants consistent with the vote of the residents to obtain the permits needed to construct pickleball courts in the agreed upon retention area. We will continue to update our residents as we learn of any progress towards completing this project.

Adjournment: 9:39 AM by Vice President Jensen

Submitted by:

Brad Windschill  
Secretary, SVE HOA

Open session following adjournment.