

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS REGULAR BOARD MEETING  
Thursday, February 14, 2019  
Auditorium

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

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 Kevin Van Pelt to approve the study session minutes from January 3, 2019.  
Unanimous

Motion by Diane Loram to approve the regular board meeting minutes from January 10, 2019. Unanimous.

Motion by Pam Jensen to approve the special meeting minutes from January 28, 2019.  
Unanimous.

Motion by Mark Thurn to approve the study session minutes from February 7, 2019.  
Unanimous with Diane Loram abstaining.

**TREASURER'S REPORT** – Kim Harding

For the month of January, 2019, on the Statement of Operations, total operating revenue for the month was \$179,792.27 with a variance above budget for the month of \$14,114.77. Current expenses for the month are \$368,317.99 showing a negative net income of \$188,525.72. The deficit is largely due to the one-time deposit of \$174,181.00 into the Reserve Account for the entire calendar year. On the Reserve and Capital Fund Statement the budgeted reserve allocation for 2019 was pre-paid in January. Allocation to the capital contribution fund was \$7,600.00. Total revenues were \$193,118.16. Expenses for the month were \$11,998.51. Bank accounts and investments are reconciled for the month. As of January 31<sup>st</sup> 2019, there is an Operations Fund balance of \$1,443,810.91. The Reserve Accounts have a balance of \$1,102,134.31.

**SECURITY REPORT** – Mark Thurn

102 open garage doors reported in January. 14 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 45 letters of approval issued, 10 letters of violation and 3 letters of second violation. A total of 19 properties changed ownership during the month.

### **MANAGER’S REPORT** – Lisa Titmas

Association Manager, Lisa Titmas, shared her report.

### **PRESIDENT’S REPORT** – Candace Masquelier

HOA President, Candace Masquelier, thanked Mr. Paul Christoffers for his ongoing donations to SVE via his real estate business.

## **NEW BUSINESS**

### Security Access Doors at SVE – Mark Thurn

Mr. Thurn shared a short summary of progress to date. The current system is dated and repairs are not possible. Mr. Thurn is working to gather quotes on new systems as discussed at the February 7<sup>th</sup> study session. New security systems are much more sophisticated and many options exist. More information will be shared at future meetings.

## **CONTINUING BUSINESS**

### Proposed Pickleball Courts Update – Candace Masquelier

Mr. Les Johnson, SVE resident, has been designated the project leader. Updates about the project will be disseminated via Mr. Johnson. No new update to share at this time.

### Election Committee Update– Doug Spencer

Mr. Spencer reported on the 2019 SVE Elections. SVE will be using, VoteHOAnow, an electronic voting option this year. Electronic ballots are scheduled for release to owners on February 16<sup>th</sup>, 2019. Residents that do not have an email address on file will be sent a ballot via the United States Postal Service (mail date February 14, 2019). 2,437 owners will receive ballots. Implementing the new electronic system has been time consuming but the anticipated long term value should be worth the initial investment of time.

### Fitness Center Policy on Fitness Trainers – Diane Loram

A policy regarding fitness trainers using SVE facilities was approved in 2018. Due to an unanticipated concern, Ms. Loram shared a recommendation from the Fitness Center Board to modify the policy. Ms. Loram’s motion: Fitness trainers and rehabilitation therapists or similar providers are not permitted to work with residents in SVE Fitness Centers. Residents are allowed to use a provider to instruct the resident on usage of our equipment. The provider must contact the SVE Office before providing services to any resident and provide the office with insurance coverage, professional designations, claims waiver, contact information and the name of the resident being served. Such instruction is limited to two visits and the resident must be with the provider at all times.

Unanimous.

Retention Basins Dormancy Policy – Diane Loram

This topic was discussed at previous meetings and board members and residents shared additional insights at this meeting. Ms. Loram made the following motion: I move that one-third of SVE retention areas (there are 3 areas in the proposal) go dormant every year which will put each area on a 3 year rotation based on the recommendation of our contracted landscaper. Motion carried; 6 yes, 1 opposed.

A second motion related to the dormancy plan was made by Ms. Loram: I move that the SVE Long Range Planning Committee work with SVE HOA management, the City of Mesa and our contracted landscaper to develop a long range plan for water management for SVE with the plan to be presented to the Board by January 1<sup>st</sup>, 2021. Motion carried; 6 yes, 1 opposed.

Adjournment: 10:20 AM by President Masquelier

Submitted by:

Brad Windschill  
Secretary, SVE HOA

Open session following adjournment.