

**SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SVE Auditorium  
February 10, 2011**

OPEN SESSION- 9:30AM

Topics mentioned:

The overseeing of properties by the ACC was brought up. The need for the ACC to be more diligent about checking the community for violations.

BOARD OF DIRECTORS MEETING- 9:35AM

Board Members Present: Charlie Walker, Linda Peterson, Glenda Gearhart, Ed Malone, Judy Abraham, Dave Abel, Manager Jim Harrison

All stood for the Pledge of Allegiance.

Presentation of Service Appreciation Awards were made to the past members of the SVE HOA Board. Ed Malone and Judy Abraham presented Pat Chumbley, Gene Trust, Richard Hicks and Marlene Morgan their awards. Jeff Bowlds' award was presented posthumously to his wife.

SECRETARY'S REPORT- Glenda Gearhart

As there were no changes to the January Minutes, **motion to approve the January Minutes was made by Ed Malone, seconded by Linda Peterson, passed.**

TREASURER'S REPORT –Ed Malone

Ed Malone presented to the Board the treasurer's report for the month of January(attached A). The total revenue for the month was \$132,315 compared to the budgeted \$119,986. The total Expenses for January were \$111,191 compared to the budgeted \$104,891. The net income at the end of January was \$8,487 compared to the budgeted \$2,458.

Ed explained the Board is in the process of filing liens against six properties that are delinquent in payment of their dues for over 2 years.

Ed explained how our expense for water bills are down from budgeted \$4,000 to \$1,626. Due to our New Maintenance Supervisor we are now running the watering system as it should be run. We have added new equipment for our Maintenance Crew that was needed and that was a new expense.

Ed explained on the Profit & Loss Budget, the amount we received from the Duttons performance was approximately \$800.

ARCHITECTURAL CONTROL COMMITTEE (ACC) REPORT- Judy Abraham

Judy Abraham presented to the Board her report(Attached B) This report included :

Title Transfers- there were 13 transfers in January, 5 Condos, 8 Homes

Architectural Change Requests-28 requests for changes, 27 were approved.

One new covenant violation complaint was investigated and verified.

The ACC would like to remind all homeowners that if you forget to submit a request before doing a project, you still need to submit a completed form to the committee. These forms are in the SVE Office.

Comments were made from the homeowners concerning trees lost during the past storms. Judy assured the residents they are allowed to replace those trees, but it is advisable to have the request in their files.

SECURITY REPORT- Dave Abel

Dave presented his report (Attached C) and reported that Scams in the community has been prevalent and varied. He explained that the residents be wary and please call the office if they feel someone in the area has contacted them and they have been treated unfairly.

Comments from the residents were that they felt the Office Personal were not as concerned as they should be about events reported to them.

Dave assured the residents that all reports and concerns will get a call back to address these issues.

Dave again asked the residents to turn on outside lights when they hear a helicopter in the area that might be patrolling our community for some reason.

MANAGER REPORT- Jim Harrison

Jim Harrison presented his report(Attached D) to the Board

The Lighting in the Palo Verde Parking Lot should be installed by the end of next week. They should be working by the end of February.

The Activities Sign Project is on hold until a decision is made by the Board.

The cutting back of bougainvillea, oleander, bird of paradise,sage and lantana has begun.

Southwest Lawn Maintenance suggests that the Board consider trimming the fruit trees at the time of blossom, to cut back on the volume of fruit produced.

The irrigation systems in the community common areas are being analyzed to determine how to bring the system up to standard.

We are seeking estimates to replace the security card system which is no longer repairable and outdated.

We are again taking work requests for clubs, groups or residents who wish to have work performed by the maintenance staff. These work orders can be obtained at the office.

The Arts and Crafts Club has requested that the Board consider designating one parking place on the north side of the office complex exclusively for instructors.

PRESIDENTS AGENDA- Charlie Walker

Charlie Walker commented on several things that the Board is working on:

Bingo- The board has not finished the Bingo concerns yet, but a motion will be made today to explain what we have done.

Softball- The Board had a special meeting and both the Softball Team and the Residents of Nopal Ave reached an understanding that the ball team would do their best to prevent parking on the north side of the street and the residents would try to be more lenient.

Farnsworth Sign- The Board has not reached a decision of the sign and this will be looked into.

Pickle Ball Courts- This will have to be studied.

Installation of viewing screens in Auditorium- This will have to be studied.

All of the petitions that have been presented to the Board will have to be reviewed. There will be a meeting every Monday to study all these petitions. Residents are encouraged to attend these meetings.

OLD BUSINESS

In the absence of Jim Mayberry, Linda Peterson reported that after meeting with the Bingo Managers it was agreed that \$500 was not a reasonable amount for them to operate on, but \$1,000 would be sufficient for their needs. The discretionary funds have not been decided. The Bingo Managers expressed their concern that they are not made aware of how Bingo monies are disbursed. The HOA Board and the Manager will notify them before any disbursement is made.

**Ed Malone made motion to move that the Bingo Managers will be limited to \$1,000 per expenditure for normal operational expenses anything exceeding \$1,000 would need to be approved by the HOA Board, seconded by Linda Peterson, passed**

**Ed Malone made motion that all requests for Bingo expenditures from clubs or groups be submitted first to the Bingo Managers, then the Manager or Activities Director and then through the Board. The Board President and Treasurer may approve requests for less than \$500. Anything exceeding \$500 shall be submitted to the full Board for approval. Seconded by Dave Abel, passed.**

Residents again asked questions concerning how monies would be dispursed and the Board explained that all these motions were made according to the Arizona Gaming Laws.

**Ed Malone made motion to appoint the Board Treasurer to be the Proceeds Coordinator for the Bingo Operation in accordance to the Arizona Law, seconded by Dave Abel, passed.**

Linda Peterson reported on the meeting with the residents of Nopal Ave and the SVE Softball Team.

Dick Moon represented the residents and expressed their concerns of dust, cars turning in driveways, outside players using the facilities and residents not able to use the field.

The softball players answered some residents questions and explained the the SVE teams and teams that play here contribute all the monies for maintenance of the field. The softball team would like to hold off on discussing putting in some parking around the field at this time. They will try to control the parking on the street

## NEW BUSINESS

Dave Abel made personal comments concerning the structuring and action of the previous SVE Board. He listed complaints he has heard and some things he is concerned about. He read SVE By-laws concerning the Architectural Control Committee. He voiced his concern that this committee is not properly run at this time.

Comments from the residents were varied concerning the ACC not meeting their responsibilities concerning properties that are not maintained according to ACC guidelines. The suggestion was made that there might be a need for an advisory committee to look into the legal issues of the CC&R's.

Judy assured the residents that the Architectural Control Committee were doing their best for the benefit of the entire community. They are operating on the guidelines the community has established.

Concerns were voiced by the residents about the presence of two board members on the ACC. It was explained that there is no rule against that.

**Judy Abraham made motion to reappoint Dave Hughes, Bill Crouch, Robert Sonstely, Earlene Bolda, Bob Mayer, seconded by Ed Malone, motion not carried.**

Judy was requested to appoint a new committee for consideration. If Judy cannot appoint a new committee the Board will.

Ed Malone wished to go on record that the people serving on this committee have done a great job and it was inconsiderate of the board not to let himself and Judy know what was going to happen on this vote. He stated that we were looking at people on the committee but Dave was talking about the functioning of the ACC. There was disagreement on this issue between some Board Members.

Residents voiced their concern of how we are to continue working without an ACC.

The President assured everyone that a committee will be appointed quickly.

The President requested that residents come to the Special Meeting next Monday February 14, 2011, and feel free to nominate who they wish.

Betty Elm wished to postpone her report until next Month.

50/50 Drawing  
Gene Trust won \$20

Meeting Adjourned

Respectfully submitted

Glenda Gearhart  
Secretary