

**SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS MEETING
AUDITORIUM
MAY 12, 2011**

OPEN SESSION – 9:30 AM

Topics mentioned:

*Question was asked concerning the minutes that were published in the May Outlook. There was a concern that the Board was not having open meetings. It was asked why the names of committee members were listed in the minutes, when these names were not mentioned at the Board meeting in April. The Board Secretary, Glenda Gearhart, apologized for this mistake of placing the names that were not announced at the Board meeting into the minutes. This mistake was not caught until after the minutes were sent to the publisher. They have since been changed to read only the number of members on the committees, not the names.

Charlie explained that it was a mistake to call these research groups committees. These groups will only be researching future projects and reporting back to the Board and to the entire community. There will be no decisions made without presenting all materials at open meetings for all SVE residents.

*Question concerning a dead tree in the common area along Guadalupe Road. The Board assured that tree will be removed when the landscape company trims all the trees along Guadalupe.

*Question concerning when these committees listed in the minutes were formed. It was explained that the groups were formed after a Board Meeting when these projects were discussed. It was explained to the residents how some of the groups were formed.

BOARD OF DIRECTORS MEETING – 10:05 AM

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

All stood for the Pledge of Allegiance.

SECRETARY'S REPORT – Glenda Gearhart

Motion to approve the April Board Minutes as corrected was made by Ed Malone, seconded by Dave Abel, passed.

TREASURER'S REPORT – Ed Malone

Ed presented to the Board the April Treasurer's report (Attached A). Ed explained the community is doing well. Key items of concern are accounts receivable, outstanding dues \$15, 134.

Our overall income for the month was up due to funds from SRP for installation of solar panels at the pools. The amount received was \$21,496.20 which was deposited in our community improvement fund. The Bingo profit was almost \$1,800 for the month.

We had expenses of legal fees due to placing liens on properties and attorney advice on specific issues.

Our utilities were up due to water consumption, caused by testing of our new landscaping irrigation system. Our overall expenses were actually down by \$5,000 for the month of April.

SECURITY REPORT – Jim Mayberry

Jim spoke again of garage doors being left open at night, but in lesser numbers.

Jim explained a scam that he encountered. Be cautious of receiving e-mails that request your password and other personal information.

A few traffic stops were reported and well checks by the police. There was one break-in because a door was left open.

ARCHITECTURAL REPORT – Dave Abel

Dave presented to the Board his report (Attached B). Dave reported April title transfers were two (2) Condos and eleven (11) Houses. 2011 YTD, 75 title transfers.

A request to trim your trees and if you are leaving for the summer have someone responsible for maintaining your yard.

MANAGER'S REPORT – Jim Harrison

Jim presented his report to the Board (Attached C).

*Jim reported to the Residents the electricity shut down to the north complex at 5 PM, Tuesday, May 17 thru 5 AM, Wednesday May 18, 2011.

*There will be a delay of the resurfacing of the Main Parking Lot. This is due to the enclosure of the dumpster pad permits with the City of Mesa.

*The Activities Sign has been submitted to the City of Mesa for review.

*All fruit trees around main complex and Farnsworth have been trimmed.

- *Revamping the irrigation system in Farnsworth median is being done and is scheduled to be completed by May 16.
- *Revamping the irrigation at front entry off Baseline has been postponed pending analysis and estimates for repairs.
- *New irrigation lines will be run across the north complex turf area.
- *Bids are still being gathered for the resurfacing of the north spa.
- *Bids are still being gathered for the replacement of card entry system.
- *A vendor for the pruning of trees in retention areas and Guadalupe will be selected by the Board.
- *The palm trees will be trimmed and skinned.
- *The Ice Maker in the auditorium kitchen needs replacement.

Several questions were asked concerning the landscaping and the contract with Southwest. Jim answered these questions for the residents.

PRESIDENTS AGENDA – Charlie Walker

Charlie reaffirmed that the Research Groups would not be called Committees.

Charlie would like to create a proposal that in the future all contracts signed would require two (2) signatures . One would be the President of the HOA and the other a Board Member. The President would also sign the contract as the SVE HOA Board President. Each page of the contract would also be initialed by both persons signing the contract. Charlie will write this and submit it for approval by the Board.

NEW BUSINESS:

Ed Malone made motion to purchase a new Monitowoc Ice Maker from Commercial Refrigeration for \$2,718.18 to replace the old machine in auditorium kitchen, seconded by Ed Zarr, passed.

These monies will come out of the Reserve Funds.

After Board discussion, the motion to allocate \$6,096.00 to SW Lawn to prune and thin trees will be tabled until more study is done. SVE maintenance equipment was also discussed.

Jim Mayberry made motion to approve the expenditure of \$1004.00 for SESAC licensing, seconded by Linda Peterson, passed.

Dave Abel made motion to transfer \$100,000 from general fund to the Capital Contribution Fund, seconded by Linda Peterson, passed.

Ed Malone expressed his personal comments to the Board of his uncertainty about moving monies without any approved projects. There was much discussion concerning moving monies by the residents and Board members.

Betty Elm reported on the final bricks that have been placed on the wall. They are in the process of being sealed. She wanted to thank Ed Zarr, Larry Seegers, Gary Chestek, and Paul Thovson for all their work on this project. This wall will be a lasting memory for all those that supported the new building

Charlie told the residents that there will be no Board meeting in July.

50/50 Drawing
Nancy Rogers won \$20.

Dave Abel reported that there is still a need for another ACC member.

Meeting Adjourned

Respectfully submitted

Glenda Gearhart
Secretary, SVE HOA