

DRAFT

**SUNLAND VILLAGE EAST
BOARD OF DIRECTORS MEETING
Auditorium
November 8, 2012**

OPEN SESSION – 9:30 AM

Topics mentioned:

- Resident asked if the Dog Club were allowed to go ahead with their project of placing dog waste dispensers along the retention areas. The Manager said that project could move forward.
- Past President Pat Chumbley made the following statement (Attached A) in regards to the removal of the standpipe when she was President of the SVE HOA Board.
- Resident Gary Chestek stated he spoke to Mike La Grange the Maintenance Supervisor, at the time of the removal. Mike submitted a written statement (Attached C) concerning this removal and he felt this statement should be considered also. He also spoke with Bob Walker, RKW Construction, who also stated (Attached B) that the Board instructed him to remove the standpipe.
- The Board requested this issue should be put to rest and they should move forward.

BOARD OF DIRECTORS MEETING – 9:42 AM

Board Members Present: Linda Peterson, Ed Zarr, Glenda Gearhart, Roy Braunberger, Terry Dobratz, Mariellen Moore, Manager Dick Schinke

All stood for the Pledge of Allegiance.

SECRETARY'S REPORT – Glenda Gearhart

The minutes for the October 11 and the November 5, 2012 Board Meetings were approved as posted.

TREASURER'S REPORT – Ed Zarr

Ed presented his report to the Board. October revenues were \$105,365 and the October expenses were \$45,725. The October net income was \$59,628 compared to budgeted \$55,386. Year to date through October net income is \$207,622. The SVE Capital Contribution Fund \$385,617, Capital Projects Fund \$131,546, SVE Community Improvement Fund \$54,897, Brick Wall Fund \$49,988 and the Capital Reserve Replacement \$488,930. Several comments from residents concerning amounts listed. Manager Dick Schinke said he would answer these questions in the office after the meeting.

SECURITY REPORT – Mariellen Moore

Mariellen presented her report to the Board. During the month of October there were thirty-one (31) garage doors discovered open during security rounds. There were multiple reports of travel trailers, RV's and motorhomes, parked on the streets, however few exceeded the allotted time.

A suspicious car was trolling near Neville and Daisy during the early morning hours. This is a perfect opportunity to call security. Please remember if an incident happens during the day, call the office. After hours but before Allegiance begins patrol the office number will give specific directions.

ARCHITECTURAL REPORT – Roy Braunberger

Roy presented his report to the Board.

The ACC Committee received ten (10) requests for architectural changes in October. All were approved. ACC was notified of eleven (11) violations of the RCC&R's. There were no second violations and no letters of intent were sent.

Ten (10) houses and three (3) condominiums changed owners in October 2012.

MANAGER'S REPORT – Dick Schinke

Dick presented his report to the Board.

Completed Items:

- Winter lawn has been planted. The lawn in the retention basins by the Palo Verde had to be reseeded due to the fact that someone turned off the sprinklers.
- The maintenance staff power washed the South pool deck and repaired a few spots. They painted and sealed the deck. They also drained the water from the spa and refilled it.

- The south Spa solar water system caused problems which were repaired. The solar piping on the roof began leaking and repairs were made.

Work in Progress:

- We will begin painting the last wall on Guadalupe soon and should be completed this year. Our maintenance staff has saved us lots of money by doing all this painting in house.

PRESIDENT'S REPORT – Linda Peterson

President Peterson stated that at the November 5, 2012 Board meeting **Terry Dobratz made motion effective January 2013, to raise the Contributory Capital Improvement Fee to seven hundred, fifty dollars (\$750) seconded by Mariellen Moore, passed.**

There will be a Budget Meeting in the Saguaro Room, Thursday November 15, 2012 at 1:00 p.m. This will be posted later.

Our nominating committee is receiving names for anyone interested and willing to serve on the Board of Directors. Board member, Bill Crouch has turned in his resignation due to health issues. We wish him the best.

CONTINUING BUSINESS:

Parking for Mesa Verde

President Peterson listed bids the Board requested from the Manager. These bids were received from asphalt and concrete companies for the installation of parking spaces at the South side of the Mesa Verde Building. A Board member questioned the need for parking at the South Complex. He raised issues he felt needed to be studied further. The amount of spaces for car and golf cart parking and reasons for using asphalt verses concrete were discussed.

It was decided to wait until the City of Mesa issues permits for the Wellness/Fitness Center. The placement and amount of golf cart parking will be researched.

Palo Verde Flooring

At our October 8, 2012 Study Session the Board discussed installing hardwood floors in the Oakwood and Rosewood rooms at the Palo Verde Building.

The Bids for the flooring are:

Arizona Hardwood Floor Supply Inc.	\$38,527.77
Enmar Hardwood Flooring Inc.	\$50,336.55

Motion was made by Ed Zarr to accept the bid of \$38,527.77 from Arizona Hardwood Floor Supply Inc. for installation of hardwood floors at the Palo Verde Building, seconded by Glenda Gearhart.

There was discussion concerning the quality of the flooring and would this flooring correct the sound problems in those rooms. Other suggestions were made for improving the stained concrete floor and solving the sound problem. After much discussion **Ed Zarr made motion to table this installation, seconded by Terry Dobratz, passed.**

Palo Verde Storage

The Woodshop can build a storage cabinet for the Oakwood Room. The sound equipment and various items that are used will be stored in the cabinet. The woodshop has given us a bid of \$3,500 to build the cabinet.

Ed Zarr made motion to accept this bid from the woodshop to build a storage cabinet for the amount of \$3,500, seconded by Roy Braunberger, passed.

Multipurpose Court Improvements

The fencing around the court needs to be replaced. The bids for the fencing are:

Empire Fence	\$7,760
Western	\$3,782

Ed Zarr made motion to accept the bid from Western for the amount of \$3,782, seconded by Roy Braunberger, discussion, passed.

NEW BUSINESS:

Wellness/Fitness Center Club

The Committee for the new Wellness/Fitness Center asked the Board to approve the formation of a Wellness/Fitness Club and approve their Bylaws.

There were questions that some of the Board members wished to ask this Committee. A few of the Board members will meet with the Committee and review these Bylaws before a decision is made.

Bylaws:

The Board has not received the written opinion from our attorney concerning the proposed Bylaw changes. We will not proceed with the Bylaws until we receive her opinion and advice and have had a chance to go over them.

Meeting adjourned, 10:30 a.m.

Respectfully submitted,

Glenda Gearhart

Glenda Gearhart
SVE HOA Secretary