

DRAFT

**SUNLAND VILLAGE EAST
BOARD OF DIRECTORS MEETING
Auditorium
December 13, 2012**

OPEN SESSION – 9:30 AM

Topics mentioned:

- Several questions on why the last Meet the Candidates Meeting was canceled. It was explained that there were too many conflicts on the date planned and some of the candidates were unavailable.
- Question on why assessments were not sent with the candidate and RCC&R changes ballots. It was explained due to the large amount of material being sent, all material would not fit into one envelope. The assessments will be mailed separately.
- Why the candidate names not in alphabetical order. This was done by drawing names for their position on the ballot.
- Question concerning why the bylaws are being read before the new Board is in place. It was explained that this Board has been working on these bylaws since summer. There was an Open Study Session Nov. 5, 2012 and our attorney has reviewed all changes. We will proceed with these changes now.
- Resident continued questioning and wanted to discuss the many bylaw changes in length. It was explained again that questions were answered at the StudySession and have been reviewed by the SVE Attorney.
- Resident stated that the Board is now able to make these changes. If the residents vote yes on the RCC&R changes, the future Boards cannot make changes without the residents voting on these changes.
- Resident again questioned how the propositions were written.
- Resident again questioned why the returned ballot envelope had to be signed. This was again explained by the Election Committee.
- Resident on the ballot counting committee expressed their assurance that everything was done correctly, no one saw names and everyone's ballot was secret.
- Board Member, Terry Dobratz, stated that he took it upon himself without consulting the other Board members or SVE Manager, to stake out the SVE North Greenbelt Area for pickleball courts. They would take up 28% of this greenbelt area. He also felt that the bylaws do not need to be changed before the next Board is seated.
- Resident asked if today would be the first reading or the bylaws. The first reading will be today and the second reading will be at the January Board meeting.

BOARD OF DIRECTORS MEETING – 10:03AM

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

All stood for the Pledge of Allegiance.

SECRETARY'S REPORT – Glenda Gearhart

The minutes for the November 8th, 15th and 28th, 2012 Board Meetings were approved as posted.

TREASURER'S REPORT – Ed Zarr

Ed presented his report to the Board. Ed wanted to thank Mr. Hicks for his help. Ed explained how the accounting program that has been used will be changed in January to Quick Books Pro.

The income for the month of November was \$111,135. The expenses for the month of November were \$106,962. The SVE Contribution Fund is \$388,617, Capital Projects Fund \$131,546, SVE Community Improvement \$57,632, Brick Wall fund \$49,988 and the Capital Reserve Replacement Fund is \$513,530.

SECURITY REPORT – Mariellen Moore

Mariellen presented her report to the Board. During the month of November our security officers reported twenty-four (24) garage doors open, sixteen (16) homes and eight (8) condos. Please keep your garage doors closed especially in the holiday season. In addition there were 8 travel vehicles on the street, all of which were in compliance with the time restraints set by the HOA. One call for a wellness check appeared on the activity log.

Mesa Police Department involvement during the month included two (2) calls for missing adults, one (1) vehicle burglary, one (1) breaking and entering and one (1) theft.

ARCHITECTURAL REPORT – Roy Braunberger

Roy presented his report to the Board.

The ACC Committee received thirty-eight (38) requests for architectural changes. Thirty-seven (37) were approved.

ACC was notified of two (2) violations of the RCC&R's. There were seven (7) second violations and no letters of intent were sent.

Six (6) houses and five (5) condominiums changed owners in November 2012.

Roy wanted to inform the residents that the ACC Committee has the authority to approve roofing in this community. The ACC simply wanted the Board to approve metal roofing being used on one home at the Nov 28, 2012 Board meeting.

MANAGER'S REPORT – Dick Schinke

Dick presented his report to the Board. He has seen many happy returning residents greeting one another in the office in the past few weeks.

The maintenance crew has been very busy setting up and tearing down seating and tables for the many functions we have in the winter. He wants to thank them for all their great work.

Completed Items:

- The contractors who have bid the installation of the parking lot on the South side of the Mesa Verde building have all been informed that the work is on hold.
- The deteriorated signs that were to be replaced have been replaced.
- We have removed eleven (11) skunks from the community.

PRESIDENT'S REPORT – Linda Peterson

President Peterson stated the agenda item, equipment proposal for fitness center, will not be addressed today. There will be a meeting to address this at an Open Session on Monday December 17.

There were several items discussed at the Board of Directors Meeting on November 28, 2012.

Motion was made by Glenda Gearhart, seconded by Roy Braunberger to accept the bid of \$8,346.98 from Peak recording for the purchase and installation of the video and sound system for the Palo Verde Building, motion passed.

Motion was made by Roy Braunberger to approve the acceptance of metal roofing being placed on homes in the SVE Community with the ACC approval on a case by case basis, seconded by Arden Freeman, motion passed.

Motion was made by Arden Freeman to give latitude on approved colors selected by residents and the ACC would give approval on a case by case basis, seconded by Roy Braunberger, motion passed.

Motion was made by Glenda Gearhart to approve the bylaws of the Wellness/Fitness Club, seconded by Terry Dobratz, motion passed.

CONTINUING BUSINESS:

Budget

The Board had the Budget Meeting on November 15, 2012 and the Manager has made the changes requested.

Motion was made by Ed Zarr to accept this 2013 SVE Budget, seconded by Arden Freeman, passed.

Bylaw Revisions

The Board had an Open Session on November 5, 2012 to present the Bylaw changes proposed by the Bylaw Committee. There were several requests for changes throughout the document. One request we received was a petition to change Article 7, 7.1.4 back to read after two (2) consecutive terms a Director cannot serve on the Board for a period of one (1) year. That was taken under consideration along with several requests for term limits. The Bylaws were reviewed and discussed extensively at the November 5, 2012 meeting.

President Peterson read the changes to the AMMENDED AND RESTATED BYLAWS OF SUNLAND VILLAGE EAST ASSOCIATION (Attached A)

NEW BUSINESS:

Election Procedure Manual

The Election Committee has made a few minor changes in the election procedure manual that was used for the special election. This Sunland Village East Election Procedures Manual (Attached B) will be used in all general elections in the future.

Ed Zarr made motion to accept this Election Procedure Manual, seconded by Arden Freeman, passed.

Meeting adjourned, 10:55 a.m.

Respectfully submitted,



Glenda Gearhart
SVE HOA Secretary