

**DRAFT**

**SUNLAND VILLAGE EAST  
BOARD OF DIRECTORS MEETING  
Auditorium  
June 14, 2012**

**OPEN SESSION – 9:30 AM**

Topics mentioned:

- Question concerning when the palm trees will be trimmed. They will be trimmed next week.
- Several residents spoke in support of the South Exercise Complex.
- Request for the TV's at the North Exercise Complex be repaired.
- Concern that all motions made at meetings be in the Outlook Board Minutes.
- Suggestion that the small exercise room be made to accommodate handicap. Liability issue needs to be addressed.
- Nopal residents thanked the Manager for the cleanup in their area.
- Concern about enough parking where the South Exercise Complex would be built. This will be outlined before construction permits are issued.
- Pickle ball needs to be placed first.

**BOARD OF DIRECTORS MEETING – 9:45AM**

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

All stood for the Pledge of Allegiance.

**SECRETARY'S REPORT – Glenda Gearhart**

The minutes for the May 10, 2012 Board Meeting were approved as posted.

The minutes for the June 11, 2012 Board Meeting were approved as posted.

**TREASURER'S REPORT – Ed Zarr**

Trisha Matthews presented Ed's report to the Board in his absence.

The net income for the year to date is \$35,242. The net loss for the association for the month of May was \$10,825. There was \$3,700 in tennis court area repairs not budgeted for and the City of Mesa water bill was also \$3,483 over budget.

The Capital Contribution fund is \$274,117, increased from \$267,617. The Community Improvement Fund is \$107,099 and the Capital Reserve for Replacement Fund is \$704,500.

**SECURITY REPORT – Mariellen Moore**

Mariellen presented her report to the Board.

During May there were sixty-three (63) garage doors open during security rounds. Fifty-six (56) were freestanding homes and seven (7) were condos. Residents should be grateful for comprehensive reports given to staff and personal attention to residents in need. Mesa Police were called during May for one (1) assault and one (1) vehicle burglary.

If any residents are interested, you can go to [crimereports.com](http://crimereports.com) and put in your zip code to find out what is happening in your area.

**ARCHITECTURAL REPORT – Roy Braunberger**

Roy presented his report to the Board.

The ACC Committee received sixteen (16) requests for architectural changes. One (1) was not approved. ACC was notified of three (3) violations of the CC&R's. There were no second violations. Twelve (12) houses and two (2) condominiums changed owners in May 2012.

## **MANAGER'S REPORT – Dick Schinke**

Dick presented his report to the Board.

Dick explained to the residents the work that is being done at the North pool and the reason it will be closed for thirty (30) days. He is sorry for the inconvenience it will cause residents.

Completed Items:

- All the landscape, sign work, fountain, wall work is complete at the front entry.
- Concrete work at the tennis courts has been completed.
- Hiring of a second housekeeper from a temp agency
- Auditorium floor has again been cleaned and polished by maintenance.

Work in Progress:

- Tree Experts will begin palm tree trimming.
- Awnings by Design will install the awning in the North pool area.
- Awnings by Design will install covers at bocce ball courts next week.
- Contract with ACE Asphalt has been signed.
- Marked fifty (50) areas where we will be replacing trees.
- Begin painting the perimeter walls this summer

## **PRESIDENT'S REPORT – Linda Peterson**

At our **June 11**, Study Session a **motion was made by Terry Dobratz and second by Bill Crouch to accept the bid from Ace Asphalt for \$6,141.19 to seal and restripe the asphalt.**

At our **June 11, 2012** Study Session a **motion was made by Bill Crouch and second by Roy Braunberger to re-establish the Capital Project Fund and transfer \$131,545.46 from the Capital Reserve Replacement Fund.** This fund was closed in 2009 and according to our Governing Documents we must have it funded. This will bring us in compliance with our By-laws.

President Peterson wanted to inform the residents that the HOA office now has a credit card machine for your convenience. You will be able to purchase event tickets and pay your Association dues using your credit card. There is however a \$10.00 minimum on card transactions.

Thanks to Lisa our Activities Director and Nancy Rogers who updates the Website, we now have a new calendar of events posted there.

## **CONTINUING BUSINESS:**

South Exercise Complex::

In the **June 11, 2012** Study Session motion **was made by Terry Dobratz and second by Roy Braunberger to hold Town Hall Meetings for the South Exercise Complex August 4<sup>th</sup> and August 16, 2012.**

The Building Committee for the South Exercise Complex has dedicated many hours towards completing all the research for the facility. They are ready to present Town Hall Meetings and move forward to a vote of the community.

Remember, SVE operates year round and we do not shut down through the summer. All information is posted on the Website and new information will be updated after Town Hall Meetings. The Building Committee is willing to answer any questions you may have about the facility.

Pickleball:

President Peterson asked Dick to report on information the Board requested concerning pickleball. Dick reported that the City of Mesa contacted him and listed four (4) required items that a certified engineer must present to the City.

1. Topo for retention basin
2. Grading and Drainage Plan

3. Drainage Report/memo
4. Re-certification with Topo after construction

Engineering/survey fees for this would be approximately \$3,500. He has contacted several engineers to give bids on this project. This plan must be completed before any further work is done on pickleball.

**NEW BUSINESS:**

We have been made aware of the stand pipes or cauldrons that were removed without City approval or permits, at the time the Palo Verde Building was built.

In discussions with the City Planning concerning approval to put pickleball courts in the retention basin we were told that these stand pipes have to be re-built. We have no Board minutes showing that the demolition of the stand pipes was authorized. The contractor on this project stated that the Board President, Pat Chumbley, at that time instructed him that the Board approved their removal.

We will be researching the replacement of these stand pipes.

We will not be having a Board Meeting in July, but the office and Board of Directors will be taking care of business as usual.

Meeting adjourned, 10:12 AM

Respectfully submitted,

Glenda Gearhart  
Secretary, SVE HOA