

DRAFT

**SUNLAND VILLAGE EAST
BOARD OF DIRECTORS MEETING
Auditorium
August 9, 2012 9:30 AM**

OPEN SESSION – 9:30 AM

President Peterson explained to residents that there is a feud going on in the community. The concerned residents need to understand that the Board of Directors are running a corporation and cannot settle disputes. All of the Board of Directors received an anonymous letter from a select few who call themselves concerned citizens. This letter contains slanderous allegations about one of our dedicated residents. This letter is not worthy of being read. This childish activity has got to stop before there are serious consequences. We are an adult community and need to work together.

Topics mentioned:

- Resident referred to minutes of April 10, 2008 of discussion and motion of board that was made to remove the standpipe.
- Resident also referred to the April 10, 2008 minutes.
He understood these minutes referred to the work already done before the motion was made.
- Thanks for the safety mats in the shower areas.
- Thanks for landscape being kept so beautiful.
- Question concerning how much the standpipe would cost the community.

BOARD OF DIRECTORS MEETING –9:40 AM

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

All stood for the Pledge of Allegiance.

SECRETARY'S REPORT – Glenda Gearhart

The minutes for the June 14 and August 2, 2012 Meetings were approved as posted.

TREASURER'S REPORT – Ed Zarr

Ed presented his report to the Board. The net income for the month of June was \$5,051. The current reserve balance for the Capital Contribution fund is \$280,617. The Community Improvement Fund is \$107,419. The Capital Reserve for Replacement Fund is \$582,780.

SECURITY REPORT – Mariellen Moore

Mariellen presented her report to the Board. For the month of June there were forty (40) garage doors open. In July there were only eleven (11) garage doors left open. There was one (1) auto vandalized and boys were discouraged from fishing in the pond.

For June there were four (4) crime reports and one (1) death investigation.

For July there were four (4) crime reports, one (1) theft, two (2) DUI, and one (1) solicitor.

Mariellen once again reminded everyone they could go to crimereports.com and get information concerning areas of crime.

Our security company reports street lights but our residents may also report nonworking streetlights to the office.

ARCHITECTURAL REPORT – Roy Braunberger

Roy presented his report to the Board.

In June the ACC Committee received thirteen (13) requests for architectural changes. All were approved.

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

Six (6) houses and four (4) condominiums changed owners in June, 2012.

In July the ACC Committee received seven (7) requests for architectural changes. All were approved. ACC was notified of three (3) violations of the CC&R's. There were no second violations and no letters of intent were sent.

Three (3) houses and five (5) condominiums changed owners in July 2012.

According to new State Senate Bill 1476, a Board Member must serve as Chairman of the ACC Committee. I have accepted this responsibility.

MANAGER'S REPORT – Dick Schinke

Dick presented his report to the Board.

Completed Items:

- Deck work at the North Pool area.
- Chairs in auditorium, billiards room and office were cleaned, carpet shampooed.
- Painting completed in billiard room and repaired places on some buildings.
- Painting of wall on Hawes Rd.
- New street light installed at Mesa Verde Building.
- Re-wiring to palm trees lighting on Farnsworth.
- Seal Coating performed by ACE Asphalt.
- Repairs made on teakwood benches in dressing rooms.
- Repaired water leak under parking lot by auditorium.

Work in Progress:

- Continue painting exterior walls.
- Repairing solar water heater in south pool.
- Trim large saguaro near entrance of Mesa Verde building.
- Tree replacement will begin in late summer.

PRESIDENT'S REPORT – Linda Peterson

Linda went over the information that is in the Covenant regarding the retention basin areas. This Covenant Running with the Land is a binding contract no matter when it was written. If anyone wishes to see this Covenant they may review it in the office.

There was a Town Hall Meeting last Saturday that went very well. There is another one scheduled for August 16, 2012, at 7:00 p.m. If you have questions or concerns please call Wyn Olson or Paul Christoffers.

CONTINUING BUSINESS:

Pickleball Process –

Bill Crouch reported that he has been unable to contact someone in the City to find out how many parking spaces will be needed to meet requirements.

The retention basins are not an option anymore and the only place left is the area in the North and we are not sure there will be enough parking.

Bill Crouch made motion to look into feasibility of building courts in the North area by the Auditorium, seconded by Terry Dobratz.

Question concerning this motion being only to look into the feasibility. This is not a decision to build.

Question concerning placing courts in area between Palo Verde Building and South Pool area.

After discussion, **motion passed, five (5) yea, one (1) nay.**

Standpipe Contract--

We received information this summer that we would have to replace the standpipe that was removed in the Palo Verde parking lot. This was removed in 2008 without a permit. We will lose two parking spaces. Dick stated he has been working on getting bids on this repair. When he was contacted by City of Mesa Zoning Department, he was informed that one part alone, would cost approximately \$4,000. He has sent the current specifications supplied by the City of Mesa to the contractors and is waiting for the bids.

NEW BUSINESS:

Transfer of Funds—

Ed Zarr made motion to transfer \$100,000 from the Operating Asset Fund of \$776,876.52 to the Capital Contribution Fund #36123. The Capital Contribution fund will now show \$380,617 that can be used to build a new exercise facility, seconded by Roy Braunberger.

Questions concerning why these monies need to be transferred at this time.

If the building is not approved the monies would go back into the Operating Asset Fund. This is just a paper transfer.

This transfer would assure residents there would be no assessment.

Motion passed, four (4) yea, three (3) nay.

Meeting adjourned, 10:10

Respectfully submitted,



Glenda Gearhart
SVE HOA Secretary