

**DRAFT**

**SUNLAND VILLAGE EAST  
BOARD OF DIRECTORS MEETING  
Auditorium  
May 10, 2012**

**OPEN SESSION – 9:30 AM**

Topics mentioned:

- Comment concerning the condition of the South Pool decking.
- Comment concerning the skunk population in the community. Maybe the city could be contacted for suggestions of removal.
- A thank you for all the new flowers and work done on the North Entry and the courtyard areas.

**BOARD OF DIRECTORS MEETING – 9:40 AM**

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

All stood for the Pledge of Allegiance.

**SECRETARY'S REPORT – Glenda Gearhart**

The minutes for the April 12, 2012 Board Meeting were approved as posted.

The minutes for the April 30, 2012 Board Meeting were approved as posted.

**TREASURER'S REPORT – Ed Zarr**

Ed presented to the Board his report (Attached A). The net income for the association for the month of April was \$10,581. The year to date net income is \$46,674.

The Capital Contribution Fund is \$267,617.

The Community Improvement Fund is \$107,099. This fund includes the Palo Verde Improvement Fund.

Increases to this account were:

- \$5,000 from Tennis Club for repayment
- \$5,000 from Chapel to help with Sound System
- \$1,200 from sale of stage risers
- \$564.35 in interest of investments

The Capital Reserve for Replacement fund is \$748,759.

**SECURITY REPORT – Terry Dobratz**

In the absence of Mariellen Moore Terry Dobratz presented the report to the Board.

During the month of April there were eighty-six (86) garage doors left open. Sixty (60) were freestanding homes and twenty-six (26) were condos.

Our security patrol investigated and resolved eleven (11) facility rooms left open and unattended with lights on.

There were four (4) calls to the Mesa Police Department. One (1) call for criminal damage, one (1) for assist to another agency and two (2) for death investigations.

**ARCHITECTURAL REPORT – Roy Braunberger**

Roy presented his report to the Board. The ACC Committee received twelve (12) requests for

architectural changes. All were approved.

ACC was notified of five (5) violations of the CC&R's. There was one (1) second violation. Eleven (11) houses and three (3) condominiums changed owners in April 2012.

The average age for SVE homeowners is 74.1.

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

Dick presented his report to the Board.

Items Completed are:

- Teakwood benches in changing stalls of North and South Pools.
- Sound system installation completed in Auditorium.
- New Auditorium chairs have arrived.

Work in Progress:

- Automatic door openers have arrived and will soon be installed.
- Concrete work has begun at the tennis courts.
- Old mats in showers areas are being replaced.
- Tree Experts will be trimming the palm trees in the community.

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

President Peterson reviewed for those present the decision that was made at the April 30, 2012 Board Meeting concerning the old sound board that is no longer in use. At this meeting motion was made by Terry Dobratz to donate this sound board to the Sequoia Star Academy Charter School, seconded by Bill Crouch, passed. This sound board will be presented to this Charter School for their future use.

President Peterson complimented the nice work that Bobbie Hughes has done in coordinating the planting at the North Entrance.

President Peterson went over some of the May activities the community will be having:

- Free movies on Saturday evenings.
- May 16<sup>th</sup> Salad, Spuds and Splits
- May 19<sup>th</sup> Community Picnic
- May 24<sup>th</sup> Deck-O-Bingo
- May 28<sup>th</sup> Memorial Day Sunset Service
- May 29<sup>th</sup> Taco Tuesday
- Bingo Every Sunday Night

Please come out and enjoy these activities that our Activities Director Lisa Titmas has planned for us.

### **CONTINUING BUSINESS:**

Manager Dick Schinke went over the different options for making repairs at the North Pool. Cracks will be filled, painting and application of a seal coat.

The bids received for the repairs were:

Imagine Arch. Concrete	\$14,273
CDC	\$7,573
RKW Construction	\$14,245

After discussion, **motion was made by Bill Crouch, seconded by Ed Zarr to accept the bid of \$14,245 by RKW Construction, passed.**

There will be a three (3) year warranty on all work.

It is planned to repaint and seal the South Pool this summer.

**NEW BUSINESS:**

President Peterson explained the changes in design that have been made for the South Exercise Complex. The new “L” shaped design and parking options have been posted on the bulletin board in the courtyard for review by residents. If there are questions feel free to speak to the South Exercise Complex Building Committee.

**Motion was made by Ed Zarr, seconded by Roy Braunberger to accept this new design, after discussion, passed.**

President Peterson reviewed the two (2) locations that the Pickleball Courts might be placed. The North green belt area and the South retention basin east of the Palo Verde Complex have been considered. These locations are subject to City approval.

**Motion was made by Bill Crouch to proceed with plans to put the pickleball courts in the retention basin east of the Palo Verde building and begin preliminary inspections by the City for approval, seconded by Ed Zarr.** There was much discussion concerning expansion, flooding and property values. The use of the south retention basin by Guadalupe and the vote of residents were also discussed. **Three (3) yeas, two (2) nays, passed.**

**Terry Dobratz made motion to have the City also look at the North green belt area for approval, seconded by Roy Braunberger, four (4) yeas, and one (1) nay, passed.**

Meeting Adjourned 10:40 AM

Respectfully submitted,

Glenda Gearhart  
Secretary, SVE HOA