

**SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS MEETING
September 11, 2014 9:00 AM
Auditorium**

The SVE Board of Director's Meeting was called to order at 9:00 a.m.

Presiding Officer – President Richard Peterson

All stood for the Pledge of Allegiance

Board Members Present – Richard Peterson, Linda Cerf, Arden Freeman, Ed Zarr, Bill Randall, Manager Lisa Titmas; Excused: Jack Grove, John Hewitt

Secretary's Report

The August 14, 2014 SVE Board of Director's Board Meeting Minutes – Arden Freeman motioned to approve the minutes as posted, Linda Cerf seconded. Yeas – Linda Cerf, Arden Freeman, Ed Zarr, Bill Randall. No Nays. Passed

The September 4, 2014 Study Session Meeting Minutes – Linda Cerf motioned to approve the minutes as posted, Arden Freeman seconded. Yeas – Linda Cerf, Arden Freeman, Ed Zarr, Bill Randall. No Nays. Passed

Treasurer's Report – Ed Zarr

On the Statement of Operations, the total revenue year to date is \$1,146,765.15 which is above budget by \$118,794.63. The total Year to date revenue from Capital Contribution is \$68,250.00 which is over the total annual amount projected for the 2014 budget of \$57,000.00. In August, commission revenue is \$655.10 and activities revenue is \$2,630.10. The Bingo Revenue is at \$19,239.00 which is above budget. As we enter into the fall season, we want to remind and encourage all of our residents to check out the many activities and clubs this community has to offer which not only provides entertainment, but also supports our community. Most categories for expenses in the month of August were still under budget for the year to date. Administrative, office, payroll, pool, scheduled maintenance, landscaping, activities expenses are all under budget for the month of August. We have begun preparation for the 2015 budget. Bingo expenses include winning payouts, supplies and donations. Bingo continues to support our clubs and community with their wonderful generosity. They have donated \$17,834.00 year to date towards the Auditorium Stage Flooring Repairs. The year to date net income after expenses is a positive \$79,342.70 for Operations; this figure includes the Bingo expenses, and the monthly reserve allocation. On the Reserve & Capital Fund Statement, there was the monthly budgeted reserve allocation of \$10, 210.00 and a Capital Contribution of \$3,000.00. The bank accounts and investments are reconciled. There were no payments made for Reserve expenses in August. There is a year to date surplus of \$39,913.65 for the Reserve/Capital statement. As of August 31, 2014, for the operations, there is a balance in the bank accounts and investments of approximately \$676,010.00. In addition; the reserve/capital balance in the bank accounts is \$808,319.07.

Security Report – Bill Randall

1. 72 garage doors were left open during the month of August
2. The security guard assisted a couple of resident
3. The security guard escorted BINGO and singles club to their cars.
4. Many RV's, trailers, motors homes, parked overnight on streets, winter residents are returning
5. Under age children were removed from pool area
- 6 Many condo globe lights were reported as not working; reported to respective condo management companies to be fixed
7. The golf maintenance yard found unlocked
8. Unusual items:
 - No critters were reported out at night—first time!
 - No pedestrians reported out at night in dark clothes!
 - No golf carts driven at night with lights off!

Architectural Report – Arden Freeman

During the month of August, 5 homes and one condominium changed ownership

Manager's Report – Lisa Titmas

The activities room at the north courtyard has been updated. Please stop by and enjoy a cup of coffee. Four new umbrellas were purchased for the north courtyard. Three were faded and the fourth had been damaged in a wind storm and removed. The bathroom screens at the Mesa Verde Room were replaced as was the tint on the MV room doors. Both the old screens and tint were scratched and or damaged. Any club or activity that wishes to put in a request for funds from the association for repairs, equipment, etc. should do so no later than September 30th. The 2015 budget is already in the works. During the recent rain, we lost a large mesquite tree at the softball field. The tree will be removed today.

President's Report – Richard Peterson

President Peterson thanked the BINGO club for all their support to the SVE community. Also, "Hats off" to our maintenance staff for closely monitoring the recent rain fall at the retention basins. Great job!

New Business:

- 2015 directory bids and recommendation

Manager Lisa Titmas gave a brief overview as to why we are soliciting bids for the 2015 SVE directory. A recommendation to the board was made to accept the bid from Ironwood Design out of Tempe for approximately \$13,000.00 which includes graphic design and publishing costs. However, reps from Ironwood stated that costs would not be that high. Lisa also stated costs would not be that high as a result of advertising sales as well. Additionally, there will be no cost to SVE residents for the initial copy of the directory. The other two bids received were from Cox Printing for \$14,392.00 and from Matthews the Printer for \$11,547.00. Arden Freeman motioned to accept the bid from Ironwood and the SVE residents would not pay for their initial copy of the directory. Bill Randall seconded. Yeas – Linda Cerf, Arden Freeman, Ed Zarr, Bill Randall. No Nays. Passed

- **Nominating Committee Chairperson** – We received a note from Bill Strong, who participated in the 2014 nominating committee, submitting his name for consideration as the nominating committee chairperson. President Peterson stated the vote would take place in October.

- **CPA/Auditor Contract** - Arden Freeman motioned to accept Ginsburg & Dwaileebe CPAs LLP contract for one more year. Ed Zarr seconded. Yeas – Linda Cerf, Arden Freeman, Ed Zarr, Bill Randall. No Nays. Passed

- **Purchase of 3 Salt Systems for association pools.** 3 bids were received for 3 salt generator systems. The bids include parts, labor, and tax. Leslie Pools - \$3700 per system; Polytec Pools - \$3889.95 per system; and Sunplay - \$3895.95 per system. Ed Zarr motioned to accept the bid from Leslie Pools for approximately \$13,000.00. Bill Randall seconded. Yeas – Linda Cerf, Arden Freeman, Ed Zarr, Bill Randall. No Nays. Passed

Continuing Business:

- Legal Update – moved to the Open Session
- President Peterson briefly updated on the land acquisition

Adjournment – 9:35 a.m.

Open Session

Respectfully submitted by

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Arden Freeman
SVE HOA Secretary