

SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS MEETING

April 9, 2015

Auditorium

The meeting of the Board of Directors was called to order by President, John Hewitt. Members present were Arden Freeman, Linda Cerf, Mary Lynn Warren, Roy Braunberger, Bill Randall and Manager, Lisa Titmas. Jack Grove was absent. All stood for the Pledge of Allegiance.

SECRETARY'S REPORT – Mary Lynn Warren

Motion was made by Arden Freeman to approve the Regular Board of Directors Meeting Minutes dated March 12, 2015. Motion was seconded by Mary Lynn Warren. Vote unanimous. No nays. Passed.

TREASURER'S REPORT – Linda Cerf

For the month of **March, 2015** on the Statement of Operations, the Operating Revenue (income) is **\$143,008.66**, Retail sales is **\$469.00**, Facilities is **\$2,085.00**, Bingo revenue is **\$23,478.00** and Activities revenue is **\$43,814.48**. **Operating, Retail Sale, Bingo, Facilities and Activities** revenue categories were **above Budget for the month of March**.

The **total year-to-date revenue for all areas of Operations is \$510,187.59** which is above budget by **\$108,158.76**.

As for March expenses, some expenses such as Activities expense is above budget for the month and **Utilities expense is below budget**. However, landscape maintenance and Building & Common area repairs are below budget for the month. As a reminder, Bingo expenses include their winning payouts, supplies and donations as an expense.

Currently, we have a surplus or a **positive net income for Operations of \$88,887.42**. This figure also includes the Bingo revenue and Bingo expenses, and the monthly reserve capital allocation.

On the Reserve & Capital Fund Statement, there was the monthly budgeted reserve allocation of \$10,435.58 and a Capital Contribution of \$24,000.00. There was a **surplus of \$4,303.27**. The total year-to-date expenditure for Reserve/Capital Statement in the amount of **\$67,794.84 of which \$60,000.00 was for the North Courtyard Buildings Tile Roof**.

The bank accounts and investments are reconciled. As of **March 31, 2015**, for the operations, there is a **balance in the bank accounts and investments of approximately \$1,236,259.06**.

**In addition, the reserve/capital balance in the bank accounts is \$865,667.44.**

**SECURITY REPORT – Bill Randall**

There were 229 open garage doors during the month of March which required Security to waste time chasing bad or inoperative phone numbers while trying to contact residents about their open garage doors. Additionally, Security was told by a resident to never stop again concerning their garage door. Security wasted a total of 19.02 hours of patrol time addressing open garage doors. The standard escort activity was performed for Bingo and the Singles group. Had a total of 65 reports of vehicles including RV's, trailers, and motor homes parked over night, several reports of more than the allowable 48 hours. There was fire truck, ambulance and paramedic activity in the evening/morning of March 20<sup>th</sup> and 21<sup>st</sup>. Received reports of broken sprinkler heads on Farnsworth. A resident reported a knock on back patio door. Security investigated and found no one. Be on the lookout for strangers.

**ARCHITECTURAL REPORT – Roy Braunberger**

**Weeds** – if you leave for any length of time over the summer, please make sure there is a caretaker for your home to prevent weed violations. Also, please make sure that if there isn't a caretaker listed on the vacation watch form, that you provide an emergency phone number for yourself. On occasion the association has had to contact residents regarding broken sprinkler systems, open garage doors, etc.

There were a total of 30 resale reports for March – 16 homes and 14 condos. During the month of March there were 28 approvals for architectural changes, 18 notices of violation, two (2) second notices of violation, one (1) letter of intent and 10 notices rescinded.

**MANAGER'S REPORT – Lisa Titmas**

**Pools** – When resident or guests enter the pools the association policy requires everyone to take a shower. Also, no one under the age of 16 is permitted in the hot tub. Finally, the pools were recently drained due to the high levels of Nitrates. Nitrates are caused by several factors: bather waste, sweat and fertilizers are the most common.

**Pedestrians in the Street** – Mesa City law doesn't permit walkers or runners on City Streets. With that said, if you choose to disregard Mesa City/Arizona State law, please "If sidewalks are not provided, a pedestrian walking along an open highway shall walk when practicable only on the left side of the roadway or its shoulder facing traffic that may approach from the opposite direction". During twilight hours reflective clothing and/or tape is highly recommended.

**Club Group and Activities Coordinators** – Please provide updated contact information to the association office when officers, coordinators change.

**North Complex Roofing** – will be finished within the next seven (7) days.

**Great Summer Events** – coming up. Be sure to get your tickets in the association office.

**Outlook Newspaper Correction** - The publisher of the Outlook unintentionally omitted a section of the approved minutes for the February 12<sup>th</sup> board meeting. The item that was left out reads as follows: "Motion to accept the appointment of the ACC for 2015 consisting of Earlene Bolda, Roy Braunberger, David Hughes, Gary Burnham, Andy

Bormeth, George Frans, Jim Mayberry and Beverly Efnor was made by Arden Freeman. Seconded by Roy Braunberger. Vote unanimous. No Nays." A correction notice will also appear in the May addition of the Outlook.

PRESIDENT'S REPORT – John Hewitt

One of the objectives of this Board is to keep residents well informed. It has come to this Boards' attention that there may be a need to change the dates of the annual meeting and election from January to March. The Board will explore this request.

Currently, the voting process starts in November and runs through the holidays with the election results announcement at the annual meeting in January. This timeline creates a very hectic holiday season for the many wonderful volunteers who participate in the election/balloting process. It also is somewhat challenging for the candidates who have to attend two "Meet the Candidate" events. Making this move would also mean any current board serving at the time of the change would serve for an additional two months – a one-time occurrence as a result of the change in dates. The proposed changes will not be made until all aspects of the process are thoroughly researched and two town hall meetings are held providing an opportunity for residents to offer their input.

As always, the Board wants to preserve the integrity of the process and will only act in response to that which is in the best interest of the residents of SVE.

NEW BUSINESS

Bids have been submitted for the resealing of the South Complex-Mesa Verde and Palo Verde parking lots. The bid was awarded to Ace Asphalt in the amount of \$6,629.65. Motion made by Arden Freeman to accept the by Ace Asphalt bid. Motion seconded by Roy Braunberger. Vote taken by a show of hands with four (4) yeas, one (1) nay. Motion passed.

Sunland Village Singers submitted proposal for approval of their Bylaws. Motion made by Mary Lynn Warren to accept their Bylaws as submitted. Seconded by Linda Cerf. Vote taken by a show of hands with five (5) yeas and no nays. Unanimous. Passed.

Meeting adjourned,

Respectfully submitted,

  
Mary Lynn Warren  
Secretary, SVE HOA