

**SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTOR'S MEETING
January 21, 2015 7:00 p.m.
Auditorium**

The SVE Board of Director's Meeting was called to order at 7:00 p.m.

All stood for the Pledge of Allegiance

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

SECRETARY'S REPORT

The Budget Meeting Minutes from November 13, 2014 – Ed Zarr motioned to approve the minutes as posted. John Hewitt seconded. Yeas - Linda Cerf, Ed Zarr, Arden Freeman, Jack Grove, John Hewitt, Bill Randall. No Nays. Passed

The December 11, 2014 Board of Director's Board Meeting Minutes – Arden Freeman motioned to approve the minutes as posted. Bill Randall seconded. Yeas - Linda Cerf, Ed Zarr, Arden Freeman, Jack Grove, John Hewitt, Bill Randall. No Nays. Passed

TREASURER'S REPORT – Ed Zarr

For the month of December on the statement of Operations, the Operating revenue is \$110,647.49. Retail Sales is \$496.50, Facilities is \$1,928.00, Bingo revenue is \$17,653.00, and activities revenue is \$11,880.60. All of these Revenue Categories were above Budget for the month of December. The Total year-to-date revenue for all areas of Operations is \$1,717,137.32 which is above budget by \$175,181.32. On the Reserve & Capital Fund Statement, there was the monthly budgeted reserve allocation of \$10,210.00 and a Capital Contribution of \$6,000.00. There was no money spent for Reserve or Capital expenses in the month of December. The total year-to-date expenditures for Reserve/Capital projects is \$158,670.30. There is a year-to-date surplus of \$92,958.75 for the Reserve/Capital statement. The bank accounts and investments are reconciled. As of December 31, 2014, for the operations, there is a balance in the bank accounts and investments of approximately \$787,812.17. This figure includes prepayments for 2015 annual dues. In addition; the reserve/capital balance in the bank accounts is \$861,364.17.

SECURITY REPORT – John Hewitt

There were 86 garage doors left open this month. All residents are reminded to lock up facilities when done with event. We recently had a theft in the village. Some expensive jewelry was stolen. Mesa police are investigating the incident.

ARCHITECTURAL REPORT – Jack Grove

27 ACC requests were approved; 3 violations letters were sent to residents; and 16 homes changed ownership in December

MANAGER’S REPORT – Lisa Titmas

- The deadline for SVE Annual Dues is January 31, 2015; a late fee will be posted on February 16, 2015 for those residents who have not paid.
- Club Financial Reports and Inventory are due no later than January 31, 2015
- Good luck to all the SVE Board nominees
- Lisa thanked President Peterson and Treasurer Ed Zarr for their service

PRESIDENT’S REPORT - Richard Peterson

Announced Manager Lisa Titmas and Accountant Denise Wilson have 5 year contracts. Great job by office and maintenance staff.

President Peterson asked Board Member Bill Randall to read what the Bylaw group is changing: “The current Board became aware of errors and omissions in the Bylaws and RCC&Rs almost 2 years ago when Vice President Linda Cerf started looking them over soon after she was elected to the Board. As a result of that, as well as the pending litigation, the Board formed an informal Bylaw Review Group during the Executive Session of March 10th 2014 to peruse the Bylaws and RCC&Rs for potential corrections or changes. It should be noted that during the litigation, our lawyer introduced the term bylaw committee, and the two terms became intertwined/interchangeable in subsequent communications. Since formation, the group has conducted an extensive review of the Governing Documents over the past year. During this review, there were numerous grammatical and formatting errors, along with a few word omissions that had been previously overlooked, which were discovered. The Group presented these findings to the Board, and the Board has agreed that certain corrections to the Bylaws need to be accomplished, which will:

1. Fix the grammatical errors that have propagated for almost 30 years;
2. To reformat the document to make it more readable; and
3. To replace words which were erroneously omitted due to Scripters Errors from a previous revision.

These errors can be corrected without a formal vote of the membership, as they do not change the substance or content of the documents. The only changes or revisions to the Bylaws that were noted, requiring a vote of the membership are those which would make them correctly align with Arizona Revised Statute, and those which would clarify certain Sections to make them more understandable to the residents.”

CONTINUING BUSINESS:

Legal Update – President Peterson announced the lawsuit was over.

NEW BUSINESS: Vice President Linda Cerf introduced Tennis Club President Roger Betts, who read a letter to the Board of Directors and SVE residents. The letter provided a look at the tennis clubs accomplishments for 2014.

Meeting adjourned at 8:13 p.m

Respectfully submitted by

////SIGNED////

ARDEN FREEMAN
SVE HOA Secretary