

SUNAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS MEETING

May 14, 2015
Auditorium

The meeting of the SVE Board of Directors was called to order at 9:00 AM by President John Hewitt. Members present were Arden Freeman, Linda Cerf, Mary Lynn Warren, Bill Randall, Jack Grove and Manager Lisa Titmas. Roy Braunberger was absent. All stood for the Pledge of Allegiance.

SECRETARY'S REPORT – Mary Lynn Warren

Motion was made by Arden Freeman to approve the report of the Regular Board of Directors Meeting Minutes dated April 9, 2015 as posted. Seconded by Jack Grove. Vote unanimous. No Nays. Passed.

TREASURER'S REPORT – Linda Cerf

During the month of April, 2015 the Operating Revenue was **\$127,181.16**. Retail sales income was **\$199.00**, Facilities income was **\$1090.00**, Bingo revenue was **\$12,506.00** and Activities revenue was **\$16,640.58**. Operating, Retail Sales, Bingo and Activities revenue categories were above Budget for the month of April. The total revenue for April, 2015 for all areas of Operations was **\$158,373.89**, which is above budget by **\$24,364.28**.

As for April expenses, some expenses such as Activities expense was above budget for the month and **Utilities expense was below budget**. Landscape maintenance and Building & Common area repairs are also **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 **\$10,990.77**. **This figure includes the Bingo revenue and Bingo expenses, and the monthly reserve and capital allocation.**

On the Reserve and Capital Fund Statement, there was the monthly budgeted reserve allocation of **\$10,435.58** and a Capital Contribution of **\$15,000.00**. The total year-to-date expenditure for Reserve/Capital Statement in the amount of **\$108,375.71**, of which **\$99,045.00** was for the North Courtyard Buildings Tile Roof and **\$9,071.07**, was for security equipment.

The bank accounts and investments are reconciled. As of April 30, 2015, for the operations, there is a **balance in the bank accounts and investments of approximately \$1,155,617.32**. In addition, the Reserve/Capital balance in the bank accounts is **\$850,570.23**.

SECURITY REPORT – Bill Randall

There were a total of 113 garage doors left open. Although down from last months 229, Security continues to waste time chasing bad or inoperative phone numbers while trying to contact residents about their open garage doors. So far we have been fortunate here in the Village that no one has taken advantage of opportunities to break in or harm residents, but we must remain vigilant. Security can only do so much for us. Security provided the standard procedure of escorts for Bingo and singles. The main gate to RV storage facility was left open on 4/6/15. Still having reports of RV's. Trailers, motor homes, (112 Total) parked overnight on the streets – several, more than the allowable 48 hours. On 4/28/15 a dog was reported in the South Pool enclosure. Lisa and Security was notified. Dog removed to outside area. Also, abandoned vehicle noted at S. Farnsworth just off of Guadalupe. On 4/29/15 an unoccupied home being renovated on S. Kilarea had garage door left open, possibly by contractors. Security received a call on 4/30/15 from Lisa, our manager, about an open door at the Tennis Facility. Security responded and found an individual working in the storage shed. Auditorium lights were left on after activities several times, exterior door to south activity area pool pump room left open.

PRESENTATIONS – Community Manager Lisa Titmas

Craig Ahlstrom, President of Farnsworth Development Company and one of the original signers of the Sunland Village East Articles of Incorporation presented 4 volumes of SVE history dating back to March of 1984 to Board President John Hewitt who accepted them on behalf of the Association.

Ed Zarr, as former chairman of the Palo Verde Building Committee presented a number of items and scrapbooks to Board President John Hewitt who accepted them on behalf of the Association. Ed thanked Larry Seeger, Gary Chestek, Paul Christoffers, Betty Elm, Jan Winkler, Pat Chumbley, Marge May, Gene Trust, Dave Hughes, Duane Velde, Paul Thovson, Bobbie Hughes and Jim Cherry for their assistance in the project as well as the many other individuals who helped in the construction of the Palo Verde building.

Motion was made by Arden Freeman to accept all these documents as part of the official archives of SVE. **Motion seconded** by Mary Lynn Warren. Vote unanimous. No Nays. Passed

ARCHITECTURAL REPORT – Jack Grove

There were 38 approvals for architectural changes during the month of April; one (1) unapproved, six (6) violations, and two (2) second notices. A total of 24 homes changed hands during the month – 19 houses and five (5) condos.

MANAGER'S REPORT - Lisa Titmas

The North courtyard roofing project is complete. Thanks to everyone for their patience during construction. The next project on the schedule is resealing the South complex parking lots. Note: Last month the bids for the reseal project were due the day before the regular April Board meeting. Although Sunland Asphalts late bid was only \$100 less

then Ace Asphalts, the association has used Ace Asphalt on reseal projects in the past and the Board remain confident with their decision to use Ace Asphalt for the project.

The next project will be trimming the palm trees.

Club, Group and Activities Coordinators, please provide updated contact information to the association office when officers, coordinators change. Bank statements should be turned in to the association office on a monthly basis.

Movie titles and their ratings are posted in the Outlook as well as available in the association office.

During the summer the Outlook Newspaper will not be delivered on a regular basis. Some neighbors still drop off papers near the mailboxes. Please be mindful and pick-up the papers if they've been out for a few days or are blowing around as a result of strong winds.

PRESIDENT'S REPORT – John Hewitt

This is our 4th Board meeting since taking office. A quarter of our term has already come and gone. A past board president once told me that residents don't remember the Board as a whole, they just remember the president. However, before the election I made the statement that the Board of Directors is not a one person show, but consists of seven(7) elected, volunteer members. Seven people who made a conscientious decision to volunteer their time and take on the responsibilities of an SVE Board Member.

As stated in previous Board meetings and as you've noticed the seven (7) of us clearly communicate our positions and respectfully listen to one another. While the Board doesn't always reach a unanimous decision, the decision is reached by using the democratic process. Everyone on the Board does their due diligence to reach a decision that is believed to be in the best interest of Sunland Village East. A decision based on research and open discussion.

Three Board members and I give monthly reports; however, there are three who "escape" without giving a monthly report. I asked those three members, MaryLynn Warren, Arden Freeman and Jack Grove to come up with a quarterly review. Their input is very valuable to us all. As always you have this Board's commitment to work in the best interests of the community and provide what we hope will continue on as a productive and trouble free year.

Both Mary Lynn Warren and Arden Freeman gave positive reports on their experience with the first quarter of this year's Board. Jack Grove provided the ACC report.

NEW BUSINESS

--Approval of RCC&R Corrections Without a Vote.

Motion was made by Bill Randall That the board accept the proposed editorial corrections to the RCC&Rs as written and make them available to all residents in

accordance with the guidelines specified in our governing documents. Motion seconded by Arden Freeman. Vote unanimous. No Nays. Passed.

--Approval of SVE Softball Club Bylaws

Motion was made by Linda Cerf to approve the Softball Bylaws as stated. **Motion seconded** by Jack Grove. Vote unanimous. No Nays. Passed.

--Manager's Discretionary Spending Limit

Motion was made by Arden Freeman that the Manager's discretionary spending limit be raised to \$5,000 per occurrence with appropriate oversight by the Board of Directors. Motion seconded by Bill Randall. Vote unanimous. No Nays. Passed.

Meeting adjourned at 9:45 AM.

Respectfully submitted,

///SIGNED///

Mary Lynn Warren,
Secretary, SVE HOA