

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS MEETING
August 11, 2016 9:00 AM
Auditorium

Meeting called to order by Vice President, Arden Freeman. Present were Mary Lynn Warren, Roy Braunberger, Jack Grove, Bill Ralston and Manager, Lisa Titmas. John Hewitt and Linda Cerf were excused.

SECRETARY'S REPORT – Mary Lynn Warren

Motion made by Mary Lynn Warren to approve the minutes of the Special Meeting on June 23, 2016. Motion seconded by Roy Braunberger. Vote by a show of hands unanimous and approved.

TREASURER'S REPORT- Bill Ralston

The combined report for the months of June and July is as follows: total Operating Revenue is \$146,138.13. Total year-to-date for Operations is \$1,119,399.16 which is above budget by \$132,609.21. Most expenses during this period are below budget except office and Bingo. Expense categories are below budget by \$19,438.56 year-to-date. Currently we have a surplus or positive net income for Operations of \$30,895.23 and year-to-date net Surplus of \$152,047.81 On the Reserve and Capital Fund Statement we have almost reached our estimated Capital Contribution budgeted annual income of \$75,000.00 with total year-to-date received is \$69,000.00 which is above budget by \$25,250.00. There was an expenditure this period for recoating of the South Pool Decking of \$12,513.00 bringing the total year-to-date for Reserve/Capital Statement is \$159,280.14 indicating a Surplus or Net Profit for the Reserve/Capital Statement of \$4,909.08. The bank accounts and investments are reconciled. As of July 31, 2016 for the operations, there is a balance in the bank accounts and investments of approximately \$1,074,701.18 in addition to the reserve/capital balance in the bank accounts of \$973,844.60.

SECURITY REPORT – Jack Grove

June's report indicated 63 vehicles on the street and a total of 72 garage doors left open. July's report indicated 54 vehicles on the street and a total of 81 garage doors left open.

ARCHITECTURAL REPORT - Roy Braunberger

Report for the month of June reported a total of seven (7) homes changed hands. Six (6) were houses and one (1) condo. In June there were 21 approvals for architectural changes, two (2) unapproved, 17 violations, two (2) second violations, six (6) letters were rescinded and one (1) courtesy letter was sent out. For the month of July a total of four (4) homes changed hands. Three (3) were houses and there was one (1) condo. ACC summary for July indicated 14 approvals for architectural changes, 13 violations, three (3) second violations and one (1) courtesy letter sent out.

MANAGER'S REPORT – Lisa Titmas

Thanks to the residents for their patience during the month of July while the auditorium and the south pool were shut down. They look great and hopefully you will all continue to enjoy their use. Thanks also the quilters for their patience. The long arm room for the quilters was completed, the long arm installed and the first weekend eight (8) charity quilts were completed. All residents were thanked for their patience completing these projects. During the month of August the Association has contracted work out for the Shuffleboard Awnings and the reseal of the north complex parking lot areas. Upon approval of one of the three bids submitted, work will commence on repair and repainting of the perimeter walls, including much needed new signage. This project to be completed by mid September. The Palo Verde building kitchen will also be completed in August. Clubs who want consideration for funding in next year's budget should start putting in applications for consideration by the board. A community calendar will be available in the office starting September 1st. Thanks to Nancy Rogers and David Hurley for their dedication to the project.

PRESIDENT'S REPORT – Arden Freeman, Vice President

Your SVE Board of Directors recognizes the ever changing needs of our community and because of this, we will be developing a strategic planning committee to research and anticipate future opportunities, needs and obstacles that may effectively further the growth and enhancement of SVE. We are fortunate to have many talented people living here who volunteer to share their time, knowledge and skills in many different areas which benefit all residents and the betterment of our Village. That being said, we will be waiting until our winter residents return to form this committee so they too can have an opportunity to participate if they so desire. We are announcing this now so that you know what we are planning and if you want to be considered as a part of this committee. Although the election for your 2017 Board of Directors is several months away, we need to start planning for it now. One of the first steps is for your current Board of Directors to appoint an Election Committee Chairperson. To that end, we are asking that any resident in good standing that may be interested in being considered for this appointment, to submit their name and request in writing to the SVE HOA office before September 2, 2016 before the office closes at 1:00 PM. Each person submitting their name to be considered will receive a copy of the current SVE Election Procedures Manual for their review. Thank you for your continued support in these matters.

NEW BUSINESS

Association Perimeter Wall Paint and Repair Bids.

Bill Ralston made a motion to: #1 accept the bid from RKW Construction Co. dated July 20, 2016 for \$39,450.00 to repair and paint the SVE exterior property masonry Fence and, #2 accept the bid from RKW Construction Co. dated July 20 2016 for \$3,115.00 to prepare and paint designated interior walls at the SVE softball field. Motion seconded by Roy Braunberger. Discussion was held regarding this motion. Vote taken by a show of hands was unanimous and motion passed.

CONTINUING BUSINESS

Pergolas Motion was made by Roy Braunberger to approve the changes to Article 16 of the ACC Guidelines as submitted to this BOD and read by the ACC committee

representative. Motion seconded by Bill Ralston. Presentation was made by the representative of the ACC committee representative and discussion was held. Vote taken by a show of hands was unanimous. Motion passed.

Paint Colors Motion was made by Roy Braunberger to approve the incorporation of the 11 house trim colors into the house body color palate as presented to this board by the ACC committee representative. Motion seconded by Mary Lynn Warren. Discussion was held regarding this motion. Vote by a show of hands failed.

Roy Braunberger then made a motion to table the paint color discussion for further study. This motion seconded by Bill Ralston. Vote by a show of hands was unanimous and motion passed.

Meeting adjourned at 10:10 AM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mary Lynn Warren".

Mary Lynn Warren
Secretary SVE HOA