

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS MEETING

December 8, 2012

Auditorium

Meeting called to order by President, Arden Freeman at 9:00 a.m. Present were Bill Ralston, Mary Lynn Warren, Linda Cerf, Roy Braunberger, Jack Grove, Kim Harding and Manager, Lisa Titmas. All stood for the Pledge of Allegiance.

**SECRETARY'S REPORT – Mary Lynn Warren**

Motion was made by Mary Lynn Warren to approve the minutes of the Board meeting on November 10, 2016. Seconded by Kim Harding. Motion was approved by a unanimous vote by a show of hands.

**TREASURER'S REPORT – Linda Cerf**

On the Statement of Operations for the month of November the Operating Revenue is **\$112,955.20** which is above budget. Total revenue for all areas of Operations is **\$157,276.59** which is above **budget by \$16,306.58**. Six expenses were above budget and all others were below budget. Currently we have a surplus or a positive net income for Operations of **\$16,391.37**. On the Reserve & Capital Fund Statement, there was the monthly budgeted reserve allocation of **\$10,736.33** and a Capital Contribution of **\$6,000.00**. Total Reserve & Capital Fund Expenses for the month was **zero**. Bank accounts and investments are reconciled. As of November 30, 2016 for the operations there is a balance in the bank accounts and investments of approximately **\$973,433.14** which includes petty cash, bingo and club accounts. In addition, the reserve/capital balance is **\$923,400.30**.

**SECURITY REPORT – Jack Grove**

There were 91 recreational vehicles, motor homes, and/or trailers on streets for the month of November. Looks like most of our winter folks are back. We also had 90 garage doors partially or all the way open. Remember that as the weather gets colder, some of our furry friends are going to look for warmer places to be.

**ARCHITECTURAL REPORT – Roy Braunberger**

There were eight (8) homes changed hands for the month. There were 42 letters for approval of property changes, one (1) letter unapproved, 13 violations, two (2) second violations and two (2) courtesy letters sent out.

**MANAGER'S REPORT – Lisa Titmas**

Maintenance is using a liquid insulator for the swimming pools. This will better insulate heat for early morning swimmers. Security hours are 7:30 p.m. until 5:00 a.m. If security is unavailable contact the community Manager at 480-773-0028. The City of Mesa has cleaned up the landscaping on Baseline, including eliminating trees. If you are contacted by a solicitor **please** let the office know or in the event they are aggressive or refuse to leave your premises, contact the police non-emergency number at 480-644-2211. Through 2017 the Association is giving the Farnsworth median a facelift. Thanks to the many wonderful volunteers who have helped with the many events, administrative duties, instruction and classes throughout the year

## **PRESIDENT'S REPORT - Arden Freeman**

Good morning. Thank you again for attending your Board of Directors meeting today. A warm welcome back to all of our "Winter Residents". It gives me great pleasure to announce that we have renewed the contracts for our Manager, Lisa Titmas and our accountant, Denise Wilson for another five (5) years. They are doing an exceptional job and we are very fortunate to have them. There will be five (5) vacancies on the SVE HOA Board of Directors in 2017. Pursuant to bylaw 7.1.1 to create staggered terms of office, be it resolved that each of the four (4) candidates who receive the most votes will serve a two (2) year term and the candidate who receives the least number of votes will serve a one(1) year term. The SVE Board of Directors recognizes the ever changing needs of our community. As such, the Board will be developing a Long Range Planning Committee (LRPC) to research and anticipate future opportunities, needs and possible obstacles that may effectively further the growth and enhancement of our Village. The process of creating a broad, general plan for our future is called strategic planning. Per our governing documents, this planning committee will work at the pleasure of the Board and keep the entire Board informed at monthly meetings, when necessary, as to the progress of the committee and any subcommittees. As various opportunities, needs, and/or proposals are identified, future Boards and Committees will continually review and update those items and inform all residents on the status of them, in order to assure that the Association continues to address our mutual goals for further growth and to maintain property values. As other committees that work at the pleasure of the Board, the LRPC is subject to being disbanded on an annual basis and/or be reappointed at a regularly scheduled Board meeting. The Committee shall adhere to all governing documents and when applicable, any proposed opportunities, needs or financial requests will go to a vote of the entire membership. Those residents interested in being considered as a part of the LRPC are asked to submit in writing, their name, phone number and a short reason why they would like to be on the Committee. Submissions should be turned into the HOA Manager, Lisa Titmas by Thursday, January 12, 2017 either by walk-in or e-mail to [manager@svehoa.com](mailto:manager@svehoa.com) . Whether seasonal or annual, all members are encouraged to submit a request. A notice to this effect will also be sent out to all members via SVE official e-mail

The entire Board of Directors wishes all Sunland Village East residents a Very Merry and Blessed Christmas and a Happy and Healthful New Year!

## **NEW BUSINESS**

### **BOD Staggered Term Limits for 2017**

Motion was made by Kim Harding to accept the resolution to create the staggered terms of office for the 2017 elected SVE Board of Directors the first four (4) candidates to receive the highest votes will serve a two (2) year term and the fifth candidate to receive the next highest votes to serve a one (1) year term. Motion seconded by Linda Cerf. Vote by a show of hands was unanimous and passed.

### **White Speed Bumps on Farnsworth**

The City of Mesa has stated that the white speed bumps they installed on Natal and Farnsworth several years ago cannot be removed. Lisa will contact them again to see about repairing any damaged bumps.

**Approval of Insurance Renewal**

Motion was made by Jack Grove to approve the renewal of the Sunland Village East HOA insurance contract dated December 6, 2016 with the Mahoney Group for a total annual premium of \$36,505.15. Motion seconded by Linda Cerf. Vote by a show of hands was unanimous and was passed.

**Approval of Southwest Lawn Maintenance Contract**

Motion made by Jack Grove to approve the Landscaping contract for Sunland Village East HOA with Southwest Lawn Maintenance L.L.C., effective January 1, 2017 for an annual fee of \$97, 953.00. Motion seconded by Roy Braunberger. Vote by a show of hands was unanimous and passed.

**CONTINUING BUSINESS**

**Long Term Planning Committee (LTPC)**

Motion was made by Bill Ralston to approve the information of a Long Range Planning Committee as outlined in today's (12-8-2016) President's report... Motion seconded by Mary Lynn Warren. Vote by a show of hands was unanimous and was passed.

**Update from Greenbelt Beautification Committee**

Committee Chair Lin Da Stougard announced the following: A ballot has been forwarded to the election committee for consideration; fund raising strategies are in place should the HOA approve the project; research and development continues as the committee works to ensure that the proposed space recommendations will meet and/or exceed existing community requirements. There will be at least two (2) town hall meetings to show the details of the project.

Adjournment at 9:35 a.m.

Respectfully submitted,

Mary Lynn Warren

Secretary, SVEHOA