

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS MEETING

March 10, 2016

Auditorium

Meeting called to order at 9:00 A.M. by President John Hewitt. Present were Arden Freeman, Linda Cerf, Mary Lynn Warren, Roy Braunberger, Jack Grove, Bill Randall and Manager, Lisa Titmas.

All stood for the Pledge of Allegiance.

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

Motion made by Mary Lynn Warren to accept the minutes of the February 11, 2016 meeting as posted. Seconded by Arden Freeman. Vote for passage by a show of hands was unanimous.

**TREASURER'S REPORT** – Linda Cerf

For the month of February, 2016 on the Statement of Operations, the total operating revenue for all areas of operations is \$167514.78 which is above budget by \$26,544.80. Expenses for the month were \$143,757.96 which shows a surplus or net income of \$23,756.82. The bank accounts and investments are reconciled. As of February 29, 2016 there is a balance in the bank accounts and investments of approximately \$1,545,993.54. In addition, the reserve/capital balance in the bank accounts is \$1,014,876.93.

**SECURITY REPORT** – Bill Randall

During the month of February there were a total of 133 open garage doors reported and 90 RV's in different configurations parked overnight. As a reminder, the City of Mesa only allows RV's to be parked on city streets for a maximum of 48 hours for the sole purpose of loading and unloading. No one is allowed to reside in the RV while parked. There was the usual amount of escorts provided to singles and Bingo personnel. This is the time of year when we have an unusual number of guests in the community. Please ensure your visitors that utilize our facilities have a Guest Pass or are escorted by you. Guest Passes are available in the office.

**ARCHITECTURAL REPORT** – Roy Braunberger

There were a total of 10 homes that changed hands during the month of February, 28 letters of approval for architectural changes and six (6) violation notices sent out to residents.

**MANAGER'S REPORT** – Lisa Titmas

Lisa introduced Ken from Peak Recording who brought everyone up-to-date on the failed recording equipment which resulted in the need, on an emergency basis, to replace all three projectors. **Via email, motion** was made by Bill Randall to accept the proposal from Peak Recording to purchase three (3) projectors on an expedited basis for arrival and installation at the price that was quoted of \$15,500. **Motion** seconded by John Hewitt. An email vote by all the members of the Board passed unanimously.

## **PRESIDENT'S REPORT – John Hewitt**

This Board set goals last year and accomplished many of them. Goals not accomplished last year, in addition to new ones for 2016, are prioritized. In order to show transparency and eliminate any false rumors, we are exploring options on how best to accomplish these goals in a manner that best meets the current needs of SVE, some of which we will briefly discuss today. Goals set by the Board are thoroughly researched and may require review of national, state and local laws, obtaining legal opinion from our attorney, a vote of the residents or, in most cases approval of the Board at a regular meeting. At times, special meetings and study sessions are necessary as well. The Board receives and appreciates all input from residents; input that assists the Board in making very important decisions. Once the Board thoroughly evaluates all options, decisions are made, again in a manner that will best benefit the current needs of SVE. The monthly board meetings are informative and we encourage all residents, especially the winter visitors who would like to be kept abreast of events that may come up during the summer, to attend.

## **NEW BUSINESS**

### **Disband Nominating Committee**

Appreciation was extended to all of the committee members who served on the Nominating Committee. They were Bill Strong, Jack Garner, Dale Erdahl and Charlie Simone. **Motion** was made by Arden Freeman to disband this committee. Motion was seconded by Mary Lynn Warren. Vote taken by a show of hands was unanimous.

### **Disband Election Committee**

Appreciation was extended to the committee members who were Betty Elm, Joyce Pandrok, Irene Roth, Dixie Stewart, Ellie Ostrom, Phoebe Teske, Connie Zimmerman, Gus and Bob Hippe, Gary Chestek, Bob Hodson, Alicia Hall, Al Ludwig, Mark Child, Pat Rose and Lloyd Provost. **Motion** was made by Linda Cerf to disband this committee. Motion was seconded by Bill Randall. Vote by a show of hands was unanimous.

### **Disband Land Acquisition Committee**

The Land Acquisition Committee consisted of Wayne Berg, Phil Kiser, Roy Sager, Gary Nytes, Candace Jones, Linda Cerf, and Lisa Titmas. Appreciation was extended to these members of our community. **Motion** was made by Arden Freeman to disband the Land Acquisition Committee and accept the “gentleman’s agreement proposed by Craig Ahlstrom, February 26, 2016 as follows: “If we (Farnsworth Development) decided to change the use of the site, or if someone approaches us to purchase the site, we will talk to the HOA first before moving forward with other plans. If a purchase by the HOA is considered, the purchase price will be determined by the current market conditions at that time. All discussions regarding value that we have previously discussed will be off the table. The HOA will have 90 days to close on the site, and we will convey a clean title to the HOA. Also, we would entertain offers from the HOA for this site at any time.”

Motion seconded by Mary Lynn Warren. Vote by a show of hands passed unanimously.

### **Acceptance of Lapidary Bylaws**

**Motion** made by Linda Cerf to accept the Lapidary Bylaws as presented to the Board. Motion seconded by Arden Freeman. Vote by a show of hands passed unanimously.

### **SVE Real Estate Board Policy and Procedures.**

Realtors utilizing the realtor boards provided by SVE will no longer be allowed to advertise a listing as pending. **Motion** was made by Arden Freeman that effective April

4, 2016, the only signs to remain on the realtors board are only items showing properties that are actually For Sale. Motion seconded by Mary Lynn Warren. Vote by a show of hands was unanimous.

**Shuffleboard Shades**

This item tabled for further research.

Meeting adjourned at 10:35 a.m.

Respectfully submitted,

Mary Lynn Warren  
Secretary, SVEHOA