

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING
Thursday December 14, 2017 – 9:00AM
Auditorium

Meeting called to order by President, Candace Masquelier at 9:00.

Present: Pam Jensen, Candace Masquelier, Mark Thurn, Kevin Van Pelt, and Brad Windschill. Kim Harding excused.
Also attending: Manager Lisa Titmas.

Pledge of Allegiance

Meeting Minutes:

Motion by Mark Thurn to approve the meeting minutes from November 9th, 2017. Unanimous.

Motion by Brad Windschill to approve the meeting minutes of the annual budget meeting of November 16th, 2017. Unanimous.

TREASURER'S REPORT – Pam Jensen

For the month of November, 2017, on the Statement of Operations, total operating revenue for the month was \$165,652.80 with a variance above budget for the month of \$18,551.35. Current expenses for the month are \$145,050.51 showing a positive net income of \$20,602.29. On the Reserve and Capital Fund Statement, there was a monthly budgeted reserve allocation of \$12,332.37 and a capital contribution of \$11,250.00. Total revenues were \$23,572.68. Expenses for the month were zero. Bank accounts and investments are reconciled for the month of November. As of November 30th, there is an Operations Fund balance of \$917,212.34. The Reserve Accounts have a balance of \$992,173.19.

SECURITY REPORT – Mark Thurn

There were 101 open resident garage doors reported this month. There were 14 instances of RV's or trailers parked on the street beyond the 48 hour Temporary Parking Restriction as detailed in the Sunland Village East RCC&R's Article 4.1.5.2.

COMMITTEE REPORTS

Architectural Control Committee (ACC) – Kevin Van Pelt

For the month there were 36 letters of approval, 1 letter of violation, 1 courtesy letter and 1 cancelled request. A total of 19 properties changed hands during the month.

Election Committee– Doug Spencer

The elections process for 2018 was reviewed. Information regarding dates for the various procedures to conduct the election were reviewed. Volunteers to help with the election are needed. The ballot will include a question regarding construction of pickleball courts in a water retention basin.

Long Range Planning Committee (LRPC) – Paul Christoffers

The committee continues to meet and is preparing the final report for presentation to the board. The goal is to complete the report in time for the regular board meeting in January.

Governing Documents Committee – Candace Masquelier

No report at this time.

MANAGER’S REPORT – Lisa Titmas

As we near the end of the season the staff is completing final projects that were allocated for in the 2017 budget: new door mats for various entry ways, new seats in the dressing room stalls, tint and new screens on windows at the north complex, signage at the entrances (55 plus).

Recently the AED located in the Mesa Verde room disappeared. The staff and volunteers have talked to several people and looked in various places but are not able to locate the machine. The case is still hanging on the wall, the machine is gone.

The 2018 annual dues invoice was mailed out to all Homeowners of Record. If you’ve not received an invoice yet please contact the Association office.

Deadline to pay the 2018 Annual Dues is January 31st.

Administration is offering residents a free 2018 SVE calendar and a no soliciting sticker. Place the no soliciting sticker in a location that is easily seen from the sidewalk/front door. Only open the door to familiar faces or individuals you have a scheduled appointment.

The 2018 phone directory will be available in the Association office in January. Copies will also be delivered.

All clubs/groups/activities need to submit a financial statement and inventory to the office no later than the 31st of January. We maintain the records for audit purposes.

Starting January 2nd any club/group/activity or resident who’d like to reserve a room must submit a request form to the office. The reservations are for activities that will occur between June 1st of 2018 and May 31 of 2019.

Tickets for New Years Eve celebration are still available. December 25th there is a catered Christmas luncheon here in the auditorium. It is open to all residents and their guests.

PRESIDENT’S REPORT – Candace Masquelier

It has recently come to the attention of the SVE HOA Board of Directors that there is confusion regarding the process for new major projects in this community. The Board would like to attempt to clear up some of that confusion.

1. New major projects must come before the entire community for a vote as outlined in our Governing Documents. This includes the current pickleball project. That vote will take place at the same time as the election of officers this spring. No work will begin and no money will be spent on behalf of the HOA without an affirmative vote of the majority of the members.
2. There will be several upcoming special meetings which are completely open to all HOA members to discuss various points of view and concerns.
3. The Long Range Planning Committee has been charged with identifying and evaluating intermediate and long-term goals of the SVE community and will be filing a report as to its recommendations. These are recommendations only and do not have a binding effect on either the HOA Board or this community. Each club, group or activity must make its own official request to the HOA Board. For example, the Long Range Planning Committee has not and will not make a recommendation as to any specific location for pickleball. A proposed site will be made by the pickleball club in its upcoming presentation. Bottom line: The site of the pickleball courts is not now and has never been in the hands of the Long Range Planning Committee.

CONTINUING BUSINESS

Motion by Kevin Van Pelt to renew the association insurance package as prepared by the Mahoney Group. Unanimous.

Fitness Facility Policy and Procedure. Tabled.

SVE Pickleball Club Presentation. Coert Vanderhill, club officer, introduced the topic and presenter, Les Johnson. Les Johnson presented information about the pickleball club's request to build pickleball courts in a water retention basin. President Masquelier opened the meeting for resident feedback. Approximately 15 members spoke to the topic. Motion by Brad Windschill: I move that the Board of Directors (BOD) call for special meetings as required in bylaw (5.4.1) to present information and promote discussion about the pickleball club request to build courts in a water retention basin. These special meetings are required based on the limitations of authority of the BOD as explained in bylaw (8.4.1.6). Unanimous.

NEW BUSINESS

Motion by Pam Jensen to appoint Bill Strong to serve as Nominating Committee Chairperson for the 2018 election. Unanimous.

Doug Spencer presented information regarding proposed bylaw changes to be included on the 2018 ballot. The changes are all directly related to language that would allow future elections to use email/electronic voting. The proposed language changes were reviewed in detail and shared at the meeting. Copies of the proposed language changes will be available to residents in the Association Office. Motion by Brad Windschill to accept the proposed bylaw language

changes presented as the first official reading to amend the bylaws as required by our governing documents.

Adjournment: 11:00 by President Masquelier

Brad Windschill
Secretary, SVEHOA

Open meeting following adjournment.

Approximately 6 residents spoke regarding a variety of topics at the open session.