

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING
Thursday, October 12, 2017 – 9 AM
Auditorium

Meeting was called to order by President, Candace Masquelier. Present were Pam Jensen, Kim Harding, Mary Lynn Warren, Brad Windschill, Kevin Van Pelt and Manager, Lisa Titmas. Mark Thurn attended via WebEx. All stood for the Pledge of Allegiance.

Mark Thurn proposed to amend the August 3, 2017 minutes of the Study Session on that date as follows: Replace original Block Watch Program paragraph with two paragraphs as follows: Block Watch Program - Pam reported that the Block Watch program needs to be revitalized due to recent resurgence of vandalism. Pam will be working with a number of neighborhood representatives to form a strategy. Security Research – Mark reported on his research to add new cameras in different areas of the Village. Placement of cameras may include all entrances to SVE. Another possible security area is the growing use of drones.

Replace the above with the following: Block Watch Program – Pam reported that the Block Watch program needs to be revitalized due to recent resurgence of vandalism. Pam will be working with a number of neighborhood representatives to form a strategy Security Options for 2018 Budget Consideration Mark reported on his research to add new cameras in different areas of the Village. He asked the members of the Board about their opinions regarding placement of cameras to include all entrances to SVE. Another possible security area is the growing use of drones. Motion to accept the above proposed amendment to the minutes was made by Brad Windschill. Motion seconded by Mary Lynn Warren. Vote by a show of hands was unanimous and passed.

Motion made by Pam Jensen to approve the minutes of the October 5, minutes of the study session on that date. Motion seconded by Kim Harding. Motion by a show of hands was unanimous and was approved.

TREASURER'S REPORT – Kim Harding

For the month of September, 2017, on the Statement of Operations total Operating Revenue for the month was **\$149,542.03** indicating total above budget income of **\$2400.58** Current expenses for the month of September are **\$117,615.65** showing a positive net income of **\$31,926.38**. On the Reserve and Capital Fund Statement there was a monthly budgeted reserve allocation of **\$12,332.37** and a capital contribution of **\$4,500.00**. Total revenues were noted of **\$16,342.79**. Expenses for the month were **\$18,995.05**. Bank accounts and investments are reconciled for the month as noted on our balance sheet. As of September 30, there is an Operations Account Balance of **\$1, 124, 885.54** and Reserve Accounts have a balance of **\$953,170.54**

Motion made by Mary Lynn Warren to accept report. Motion seconded by Brad Windschill seconded motion. Vote by a show of hands was unanimous and passed.

SECURITY REPORT – Mark Thurn

There were 77 open resident garage doors reported this month and seven (7) instances of RV's or trailers parked on the streets beyond the 48 hour Temporary Parking Restrictions as detailed in the Sunland Village East RCC&R's Article 4.1.5.2.

ARCHITECTURAL CONTROL COMMITTEE REPORT – Kevin Van Pelt

There were nine (9) properties that changed hands during the month of September. There were fifteen letters of approval for architectural changes to properties, one (1) letter for unapproved change, 17 notices of violations, five (5) second notices of violations and one (1) letter of intent.

ELECTION COMMITTEE REPORT – Doug Spencer

Doug gave an overview of the election committee's proposed new electronic voting system.

LONG RANGE PLANNING COMMITTEE REPORT - Paul Christoffers

Paul announced there would be two upcoming events – another Meet and Greet on Tuesday, Nov 14 at 2 p.m. Also an email survey containing 22 questions will be coming out soon. To participate in the survey residents are encouraged to submit an e-mail address to the office.

MANAGER'S REPORT –Kitchen floor has been stripped and cleaned, **water feature in the north courtyard needs a new pump and** is shut off. A new **hearing device for use in the auditorium** was tested and worked great. A new **ADA electronic door** was added to front entrance of the auditorium. **55 Plus signage** has been ordered. Lisa updated us all on the **office remodel** that will take place during evening and weekend hours. **Bingo funds will cover the cost. Bocce Courts awnings and surfaces** have been updated. **New rock** put in north courtyard rock beds. Also in process of **replacing exterior wooden bulletin boards** at north office complex with updated bulletin boards. **Over seeding** of common area is completed. A new **Latitude Lateral Stability trainer** has been ordered for the north fitness facility.

PRESIDENT'S REPORT – Candace Masquelier

First of all, I want to thank you for the numerous cards, notes, emails and phone calls I have received since the death of my husband, John. One of the many reasons John and I have loved living here at SVE are the many new friends we've made and the many long-time friendships we've renewed. This is a great place to live and I want to thank you for your many kindnesses to me during this very difficult time.

The Board has scheduled a **Meet and Greet on Saturday, November 4, at 11:00 a.m.** after the pancake breakfast. Also on that date there will be a program conducted by the City of Mesa commonly known as **GAIN (Getting Arizona Involved in Neighborhoods.)** This event will give encouragement and information about things to be aware of in your neighborhood, watching out for your neighbors and other tips. Thank yous were extended to **Loretta Wellman** who volunteered for 12 years in the Library. Her work in the library has been a very important service to SVE. Thank you, Loretta. Also thanks to the **Bocce Ball Club** that donated \$2,000 toward the new bocce ball awnings and also thank you to **Roy Braunberger** who volunteered his time to install those much needed new awnings. And, as always, thank you to **Bingo, specifically Ken and Lydia Sobiech** for purchasing new flooring for the north office complex rooms, a great improvement.

NEW BUSINESS

Governing Document Review Committee

Candace announced the volunteer committee selected is Bill Randall, Linda Cerf, Andy Bormeth and Debbie Rindy with Candace Masquelier serving as Board liaison. Motion made by Pam Jensen to accept these persons to this committee. Motion seconded by Kevin Van Pelt. Vote by a show of hands was unanimous and passed.

Block Watch Program – Update

Pam announced that the Neighborhood Watch program is the GAIN program, Getting Arizona Involved in Neighborhoods. Volunteer committee members are Gary Berg, David Hurley, Patti Scarborough, Boyd Tong and myself. This year, on November 4th, 4-6 pm, in the Auditorium, we will have our Fall Gain Event for all the residents in SVE. Please join. We are combining our neighborhood night with a charity event known nation wide as the Empty Bowl Charity event. You will have the opportunity to enjoy some soup, roll and lemonade with those neighbors in attendance. All proceeds will go to Pax de Cristo, which is an organization in East Mesa serving over 100,000 meals to individuals in need. When you arrive you will be asked to donate \$10 for a ceramic bowl, made personally by the students of Mesa Community College. MCC supports Empty Bowl events in the east Valley. Please talk to your neighbors and encourage them to join.

Budget Review Committee

Kim Harding announced the names of four(4) residents who have accepted a position on the Budget Review Committee for 2018. They are: Sue Hensley – Rep from the LRPC, Jerry Varner – Past budget review member, Lin-Da Stougaard – Rep from Bingo, Helene Adelman – New community member. These members will be active thru the 2018 Budget Approval meeting on November 16th.

Association Communication

At the request of some residents Lisa researched the feasibility of the Association providing community wi-fi. Following re some of the drawbacks: Your personal information being hacked, additional subscription costs and signal interference. The City of Tempe tried to establish a city wide wi-fi system and it failed. A form requesting you provide one e-mail address per household is part of the new homeowners welcome packet. The forms are also available in the office. Please ensure that the office has your current phone number and address of record. Forms, monthly Outlooks and club contact information can be found on our website at svehoa.com. and in the Association office. The web sight is updated weekly. Other sources for Association information are board meetings, electronic sign and bulletin boards.

Financial Requests for BOD Consideration to the 2018 Budget Presentations

Election Committee – Doug Spencer

Doug presented a slide presentation detailing all of the pros and cons of changing to electronic voting. The new procedure will save the Association money.

Pickle Ball Club – Marilyn Carstens

Marilyn presented a request from Pickleball for \$99,900. Several different areas will for the location of the new courts.

Tennis Club – Gary Larson Gary presented a detailed list of the work that needs to be done to repair/resurface the tennis courts. They have received three bids to accomplish this project: \$317,000, \$319,800 and \$327,872. The cost will vary depending on how many courts are constructed at one time: two(2), four(4) or all six(6).

Sunland Stitchers – Debb Smith

Debb made a presentation of the ultimate goal of this group is to have their own building or room to start a Fiber Arts Center to house our long arm quilting machine and host other groups such as the knitters. They are requesting \$100,000 be put aside in the budget for at least three years to accomplish this goal.

Softball Club – Mick Borton

Mick presented an urgent request for a new 40 – 50 foot net to stop any balls from flying onto Guadalupe and striking passing vehicles. Two bids have been presented: \$49,885 and \$35,000. These two bids are to construct a 50 foot net.

Horseshoe Club – Steve Farnsworth

Steve presented a request for \$8527.29. The funds will be used to upgrade and enhance the horseshoe pit area and existing seating and BBQ areas.

Long Range Planning Committee – Paul Christoffers.

Paul indicated there are three options to their request: (1) - \$198,000 to expand the north fitness center during the summer of 2018. (2) Approve an expenditure of \$99,000 to complete phase one in 2017 and to budget \$99,000 to complete phase two in 2018. (3) Approve an expenditure of \$99,000 to complete phase one in 2018 with the plan to budget \$99,000 for phase two in 2019. The completion of these options would make available the weight room to be used for other purposes.

Fitness Club – Paul Christoffers

Paul presented a request to enhance and expand the north fitness center. The project would expand the cardio room to the west and open up the weight room for consideration to use in another manner. Costs if the project were done at one time - \$198,000 or \$99,000 over two years.

Meeting adjourned at 11:10 a.m.

Open Session

Respectfully submitted,

Mary Lynn Warren,
Secretary SVE HOA