

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING
Thursday, December 13, 2018
Auditorium – 9:00 AM

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

Present: Kim Harding, Pam Jensen, Diane Loram, Candace Masquelier, Mark Thurn, Kevin Van Pelt (electronically), and Brad Windschill
Also attending: Manager Lisa Titmas.

Pledge of Allegiance

Meeting Minutes:

Motion by Mark Thurn to approve the Regular Board Meeting minutes from November 8, 2018. Unanimous.

TREASURER'S REPORT – Kim Harding

For the month of November, 2018, on the Statement of Operations, total operating revenue for the month was \$158,451.53 with a variance above budget for the month of \$4,107.78. Current expenses for the month are \$165,809.16 showing a net deficit of \$7,357.63. On the Reserve and Capital Fund Statement the budgeted reserve allocation for 2018 was pre-paid in January. Allocation to the capital contribution fund was \$6,000.00. Total revenues were \$6,672.89. Expenses for the month were \$0.00. Bank accounts and investments are reconciled for the month. As of November 30, 2018, there is an Operations Fund balance of \$663,883.52. The Reserve Accounts have a balance of \$911,597.17. Motion by Diane Loram to approve the Treasurer's Report. Unanimous.

SECURITY REPORT – Mark Thurn

73 open garage doors reported in November. Three instances of RV's or trailers parked on the street beyond the 48 hour parking restriction.

COMMITTEE REPORTS

Architectural Control Committee (ACC) – Brad Windschill

For the month there were 23 letters of approval issued, 2 requests unapproved, 5 letters of violation, and 4 letters of second violation. A total of 12 properties changed ownership during the month.

MANAGER'S REPORT – Lisa Titmas

Association Manager, Lisa Titmas, shared her report.

PRESIDENT'S REPORT – Candace Masquelier
HOA President, Candace Masquelier, shared her report.

NEW BUSINESS

Memorial Donations – Diane Loram

Ms. Loram requested the Board establish a policy for memorial donations to SVE. She shared a recent issue regarding maintenance and upkeep for a prior donation. The Board will review this issue.

CONTINUING BUSINESS

Fiber Arts Committee Liaison – Candace Masquelier

Resident Bob Graziano was appointed liaison for this committee

Rental Units in SVE – Diane Loram

This topic is under review. Arizona legal guidelines and HOA governing documents provide guidance regarding limitations regarding home ownership in the HOA.

Reserve Study – Kim Harding

The HOA received the updated Reserve Study in November, 2018. The study is completed by an independent firm under contract with the HOA. At the request of the BOD the following 3 areas were added to the reserve study for funding: interior enhancements of facilities, facility equipment and furniture, landscaping. The study is updated every 2 to 3 years and used by the HOA to set aside money for anticipated expenditures. Motion by Kim Harding asking the Board of Directors to accept this study and utilize this for review for the next two to three years for all of our reserve projects. Unanimous.

Culvert/Grates and Coyotes – Candace Masquelier

The study/recommendations from the Arizona Game and Fish Department do not support grates in the community.

- Motion by Diane Loram to not install grates on culverts as per the recommendation of Arizona Game and Fish and the studies we have completed to date. Unanimous.
- Motion by Diane Loram to create a policy whereby the community will follow wild animal control guidelines as proposed by Arizona Game and Fish. The policy should determine a specific time frame that will be used as a trial period with the manager providing a summary of incidents involving wild animals within the community. After that time frame the Board will determine whether incidents have increased/decreased, and discuss any concerns. The Board will then reevaluate and propose a final policy regarding wildlife in the community. The trial period will last one year. Unanimous.

Proposed pickleball courts update – Candace Masquelier.
We've not heard anything back from the City of Mesa.

Retention Basin Landscaping Update – Mark Thurn

Mr. Thurn did research with the Master Gardeners Group at the Maricopa County Extension Service. They affirmed that a grass dormancy rotation is beneficial with Bermuda grass. Mr. Thurn will continue his research as the Board explores this option for SVE.

Governing Documents Update – Candace Masquelier

Work continues to prepare changes for a future ballot. They are complicated issues; we want to be sure they are done correctly. We will leave this on the agenda for future discussion based on recommendations from legal counsel. It's a challenging process. The BOD will not be presenting any recommendations for resident consideration at the next election.

Adjournment by President Masquelier at 9:43 AM.

Submitted by:

Brad Windschill
Secretary, SVE HOA

Open meeting following adjournment.