

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING
Thursday, February 8, 2018
Auditorium

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

Present: Bob Graziano, Kim Harding, Pam Jensen, Candace Masquelier, Mark Thurn, Kevin Van Pelt, and Brad Windschill

Also attending: Manager Lisa Titmas.

Pledge of Allegiance

Meeting Minutes:

Motion by Kevin Van Pelt to approve the January 11, 2018 Regular Board Meeting minutes. Unanimous

Motion by Mark Thurn to approve the February 1, 2018 Study Session Meeting minutes. Unanimous.

TREASURER'S REPORT – Kim Harding

For the month of January, 2018, on the Statement of Operations, total operating revenue for the month was \$174,849.76 with a variance above budget for the month of \$20,506.01. Current expenses for the month of January are \$334,737.22 showing a negative net income of \$159,887.46. It should be noted that the total amount of our 2018 Reserve allocation (\$150,492.00) was paid into the Reserve Account. On the Reserve and Capital Fund Statement, there was an annual reserve allocation of \$150,492.00 and a capital contribution of \$10,500.00. Total revenues were \$161,932.29. Expenses for the month were \$0. Bank accounts and investments are reconciled for the month of January. As of January 31, 2018, there is an Operations Fund balance of \$1,704,020.41. The Reserve Accounts have a balance of \$1,170,777.54

Motion by Pam Jensen to approve the treasurer's report as presented by Kim Harding.

Unanimous.

SECURITY REPORT – Mark Thurn

There were 120 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.

COMMITTEE REPORTS

Architectural Control Committee (ACC) – Kevin Van Pelt

For the month there were 57 letters of approval issued and 1 unapproved, 4 letters of violations, 0 letters of second violations and 1 violation letter rescinded. A total of 16 properties changed hands during the month.

Election Committee– Doug Spencer

Ballots will be in the mail soon. March 8,9,12, 13 are ballot drop off dates in the Saguaro room. No ballots may be dropped off in the SVE HOA office. Ballots can be mailed back at any time. Deadline for ballots to be accepted is before 4:00 PM on March 13th.

Long Range Planning Committee (LRPC) – Paul Christoffers

The committee shared its first full report last month. They continue to work on long range planning on behalf of the community.

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

Board response to Concerned Citizens. Candace Masquelier reported that the Board sent an email or letter to residents clarifying information regarding an upcoming ballot issue.

CONTINUING BUSINESS

Governing Documents: Candace Masquelier reported that the documents are with legal counsel for review. The initial review is expected to be completed by March 1, 2018.

Fitness Center Policy: The Board decided to end all trainer use of the fitness centers. Motion by Brad Windschill: Fitness trainers and rehabilitation therapists or other paid providers will not be permitted to work with residents in SVE Fitness Centers. Unanimous.

Reading of Proposed Bylaw Changes: Doug Spencer, Elections Chairperson, read the proposed bylaw changes and the retention basin ballot question. The ballot information is available on the SVE website and in the January issue of the SVE Outlook.

Horseshoe Club Presentation: Steve Farnsworth, representative from the Horseshoe Club presented information requesting improvements at the horseshoe club site. The Board will schedule a visit to the site to review club recommendations.

Tennis Club Presentation: Roger Betts, representative from the tennis club, presented detailed information about plans to replace the current courts and update and improve site amenities. The following motions were made.

Motion by Brad Windschill: Authorize the tennis club to obtain final bids on the maintenance related items (court surface, fencing, other) as discussed during Mr. Bett's presentation. Bids will be presented to the Board at the March 8, 2018 regularly scheduled meeting. Unanimous.

Motion by Pam Jensen: Approve the 6 foot perimeter security fence, including gates, as recommended by the tennis club and authorize the tennis club to obtain final bids for the fencing project. Unanimous

Motion by Brad Windschill: Approve the concept of the Welcome Center building and authorize the tennis club to obtain bids for the project. This expense will be paid by the SVE Tennis Club. Unanimous

Motion by Kevin Van Pelt: Approve the concept of a storage shed at the tennis court complex with the final location to be determined and authorize the tennis club to obtain bids for the project. This expense will be paid by the SVE Tennis Club. Unanimous.

Adjournment: 10:31 by Candace Masquelier

Submitted by:

Brad Windschill
Secretary, SVE HOA

Open session following adjournment