

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING
Thursday, August 9, 2018
Oakwood Room

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

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

Pledge of Allegiance

Meeting Minutes:

Motion by Diane Loram to approve the meeting minutes from June 14, 2018. Unanimous.

Motion by Kim Harding to approve the meeting minutes from July 2, 2018. Unanimous.

Motion by Kevin Van Pelt to approve the meeting minutes from August 1, 2018.

Unanimous

Motion by Diane Loram to approve the meeting minutes from August 2, 2018.

Unanimous.

TREASURER'S REPORT – Kim Harding

For the month of June, 2018, on the Statement of Operations, total operating revenue for the month was \$125,948.25 with a variance below budget for the month of \$535.53.

Current expenses for the month are \$117,698.15 showing a net surplus of \$36,110.07. 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 \$11,250.00. Total

revenues were \$25,934.34. Expenses for the month were \$158,064.24. Bank accounts

and investments are reconciled for the month. As of June 30th, there is an Operations

Fund balance of \$1,252,130.19. The Reserve Accounts have a balance of \$993,226.42.

Motion by Diane Loram to approve the treasurer's report for June 2018. Unanimous.

For the month of July, 2018, on the Statement of Operations, total operating revenue for the month was \$114,538.25 with a variance below budget for the month of \$18,914.56.

Current expenses for the month are \$129,544.56 showing a net surplus of \$5,884.63. 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 \$4,500.00. Total

revenues were \$38,179.40. Expenses for the month were \$51,742.00. Bank accounts and

investments are reconciled for the month. As of June 30th, there is an Operations Fund balance of \$1,123,665.97. The Reserve Accounts have a balance of \$979,663.82.

Motion by Kevin Van Pelt to approve the treasurer's report for July 2018. Unanimous.

SECURITY REPORT – Mark Thurn

112 open garage doors reported in June. 23 instances of RV's or trailers parked on the street beyond the 48 hour parking restriction.

112 open garage doors reported in July. 15 instances of RV's or trailers parked on the street beyond the 48 hour parking restriction.

COMMITTEE REPORTS

Architectural Control Committee (ACC) – Kevin Van Pelt

For the month of June there were 9 letters of approval and 4 letters of violation issued. A total of 19 properties changed hands during the month.

For the month of July there were 13 letters of approval, 8 letters of violations and one courtesy letter issued. A total of 9 properties changed hands during the month.

Long Range Planning Committee (LRPC) – Paul Christoffers

2 new members appointed to the committee to replace 2 members that resigned.

Welcome to new members Ed Zarr and Bob Graziano.

Long Range Planning Pool Enhancement Committee – Autom Underwood

North Pool Update: Water fountain selected, landscape plan presented including tree removal and concrete work. Project budget request reduced to \$8610.00. Motion made by Diane Loram to purchase the water feature, make the architectural changes, fill in the corner planters and remove the palm trees at a total cost of \$8610.00. Passed unanimously.

MANAGER'S REPORT – Lisa Titmas

Association Manager, Lisa Titmas, shared her report.

PRESIDENT'S REPORT – Candace Masquelier

No report.

NEW BUSINESS

CareScape Presentation: Alberto Katsurayama, area supervisor from CareScape, shared a progress report on SVE landscaping. Storm damage cleanup, monthly weed control program, weekly turf mowing, softball field repair, 2nd fertilizer application, September winter grass schedule, and a rotating retention basin grass dormancy proposal were discussed.

CONTINUING BUSINESS

Security Upgrades – Mark Thurn reported that research regarding security cameras, DVR capacity and card access to SVE facilities continues. More details and a possible budget request will be shared this fall.

Softball Field Update – Lisa Titmas reported that the new netting is installed. Trees in the area may need to be trimmed. Some field turf repair is needed. Project went well.

Tennis Court Update – Lisa Titmas reported that the project is progressing with an expected completion date of August 30th.

Auditorium Update – Lisa Titmas reported that the new AC units are installed. Electrical work is being completed this week. AV system upgrades are scheduled next week. Finally the maintenance crew will complete annual cleaning when projects are completed. The auditorium will reopen in September.

Fiber Arts Building Update – Candace Masquelier invited SVE residents interested in serving on the building committee to submit their names to the Association office.

Pickleball Court Update – Candace Masquelier stated that the topic was addressed at the August 1st meeting.

Adjournment: 9:57 by President Masquelier

Submitted by:

Brad Windschill
Secretary, SVE HOA

Open meeting following adjournment.