

DRAFT

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

Meeting called to order by President, Candace Masquelier at 9:02 AM

Present: Kim Harding, Pam Jensen (offsite), Diane Loram, Candace Masquelier (offsite), Kevin Van Pelt, and Brad Windschill (offsite).

Also attending: Manager Lisa Titmas.

Mark Thurn, excused

Pledge of Allegiance

Meeting Minutes:

Motion by Kevin Van Pelt to approve the meeting minutes from August 9, 2018.

Unanimous

Motion by Kim Harding to approve the meeting minutes from September 6, 2018.

Unanimous.

TREASURER'S REPORT – Kim Harding

For the month of August, 2018, on the Statement of Operations, total operating revenue for the month was \$117,636.25 with a variance below budget for the month of \$12,768.58. Current expenses for the month are \$154,110.78 showing a negative net income of \$12,533.61. 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 \$7,689.17. Expenses for the month were \$45,647.60. Bank accounts and investments are reconciled for the month. As of August 31st, there is an Operations Fund balance of \$1,028,608.86. The Reserve Accounts have a balance of \$941,705.39

SECURITY REPORT – Kevin Van Pelt

104 open garage doors reported in August. 8 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 there were 16 letters of approval issued, 30 letters of violation, and 4 letters of second violation. A total of 6 properties changed hands during the month.

MANAGER'S REPORT – Lisa Titmas

Association Manager, Lisa Titmas, stated that any resident who'd like their name and phone number listed in the SVE Directory should have their information into the office no later than October 10, 2018. She shared the remainder of her report in the continuing business section.

PRESIDENT'S REPORT – Candace Masquelier

HOA President, Candace Masquelier, shared a statement under new business.

NEW BUSINESS

Petitions for Hearing/Arizona Department of Real Estate filed by resident, Ron Borruso
President Masquelier read the following statement:

On August 23, 2018, Sunland Village East resident Ron Borruso filed Petitions for Hearing against the Sunland Village East Homeowners Association.

In his Petitions, Mr. Borruso alleges violations of four by-laws (By-Law 5.1.3, alleging a meeting of the Board on April 2, 2018, did not include proper notices; By-Law 5.4, alleging that the HOA Board refused to hold a meeting regarding a petition signed by Association members; By-Law 6.6, alleging that the Board held meetings without a required quorum of board members present; and By-Law 8.4.1.3, alleged violation of vote on a single project over \$100,000). In addition, there is an allegation of a violation of the AZ open meeting law, and an allegation regarding a violation concerning the Covenant that Runs with the Land.

The insurance company for the SVE HOA has been notified as have the HOA attorney, Beth Mulcahy, and special counsel to the Association, Ralph Pew. The HOA is required to respond to the Petitions by September 18, 2018, and unless the allegations are dismissed by the Arizona Department of Real Estate, there will be a hearing set on these matters. The Board will keep the SVE community apprised of any further developments.

The Board was notified on September 6th that the HOA insurance company will undertake representation in this matter. The HOA will be responsible for the amount of the deductible (\$10,000).

ACC Guidelines and Request Form – Kevin Van Pelt

- Mr. Van Pelt reviewed proposed changes to the SVE Architectural Change Request Form.
- Mr. Van Pelt reviewed ACC proposed documents designed to define roles and responsibilities and methods of operation for the ACC. This task has been in process for the past 8 to 10 years but never finalized. He further explained that the ACC committee has worked diligently over the past several months to draft a recommendation for BOD consideration. This item will be on the October BOD agenda for possible action.

Nominating Chairperson Applications – Candace Masquelier

- President Masquelier stated that the chairperson will be named in October. All applications should be submitted by September 21st. She encouraged interested residents to submit an application to the SVE Office.

CONTINUING BUSINESS

Security Upgrades – Kevin Van Pelt.

- Mark Thurn has given the BOD a detailed report on the video surveillance system upgrades and card entry systems. Information will be shared in detail at the October study session.

Tennis Court Enhancement Update – Roger Betts

- Great progress is being made. Final concrete pours completed. Completion of the project is projected by the end of September. The contractor has done a great job on the project.

Auditorium Enhancement Update – Lisa Titmas

- Auditorium reopened on Sunday, September 2nd. Electrical work, AC replacement, AV upgrades, and flooring maintenance is complete.

Bingo Update – Lisa Titmas

- Bingo is up and running. 139 players attended last Sunday.

Pool Deck Update – Lisa Titmas

- Work started last week on the deck. Pool and landscape contractors are working collaboratively to complete the project by the projected mid-October completion date.

LRP Pool Enhancement Committee – Autom Underwood

- Work at the north pool started this week. A fountain and other enhancements are scheduled for the north pool this year. The committee is also working on enhancements for the south pool area this year. They are working on a 2019 budget request to further enhance the south and north pool areas (primarily showers and bathrooms).

LRP Auditorium Bathroom Committee – Lin-Da Stougard

- The committee is collecting information regarding potential enhancements and costs.

Fiber Arts Building Committee – Candace Masquelier

- SVE is still seeking interested residents to serve on this planning committee. Please submit your name to the SVE Office.

Adjournment: 9:35 AM by President Masquelier

Submitted by:

Brad Windschill
Secretary, SVE HOA

Open session following adjournment.