

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS REGULAR BOARD MEETING  
Thursday, October 11, 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 (offsite), and Brad Windschill. Kevin Van Pelt was excused.

Also attending: Manager Lisa Titmas.

Pledge of Allegiance

Meeting Minutes:

Motion by Diane Loram to approve the meeting minutes from September 13, 2018. 5 yes, one abstain.

Motion by Kim Harding to approve the meeting minutes from October 4, 2018. Unanimous.

**TREASURER'S REPORT** – Kim Harding

For the month of September, 2018, on the Statement of Operations, total operating revenue for the month was \$112,171.50 with a variance below budget for the month of \$12,348.09. Current expenses for the month are \$130,683.56 showing a net income of \$11,312.10. 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 \$3,000.00. Total revenues were \$3,101.55.

Expenses for the month were \$45,920.80. Bank accounts and investments are reconciled for the month. As of September 30th, there is an Operations Fund balance of \$904,011.25. The Reserve Accounts have a balance of \$898,886.14.

**SECURITY REPORT** – Mark Thurn

97 open garage doors reported in September. 6 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were 35 letters of approval issued, 174 letters of violation, 27 letters of second violation and 0 violation letters rescinded. A total of 3 properties changed hands 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. President Masquelier extended thanks to individuals and residents that volunteer their time, money and expertise to our community. She further emphasized the ongoing need for resident involvement.

**NEW BUSINESS**

2019 Budget review procedure– Kim Harding

Mr. Harding stated that the BOD will host 3 budget meetings for SVE resident review and comment. The final 2019 budget approval meeting is scheduled for November 15, 2018.

Culvert/Grates – Lisa Titmas

The HOA will schedule and invite SVE residents to an open forum to discuss the coyote population in SVE and explore options to address resident concerns.

LRPC Annual Report – Paul Christoffers

Mr. Christoffers extended thanks to the LRPC committee members: Sue Hensley, Joann Peek, Lin-Da Stougaard, Bob Graziano and Ed Zarr. He reviewed progress on each of the items from the LRPC Plan.

Budget Requests for 2019.

SVE clubs and organizations presented brief summaries of their budget requests. The budget requests will be discussed in more detail at scheduled budget meetings in October.

<b>Budget topic</b>	<b>Presenter</b>	<b>Funding requested</b>
• Pool bathrooms	Autom Underwood	\$143,000
• Auditorium bathrooms	Lin-Da Stougaard	\$80,000
• Fitness equipment S	Paul Christoffers	\$2,065
• Fitness equipment N	Paul Christoffers	\$10,840
• Fiber Arts	Paul Christoffers	Request made for any residual funds left in the approved \$100,000 from the 2018 SVE HOA budget to carryover to 2019. It is not a request for additional funds to those approved in 2018.
• SVE Foundation	Paul Christoffers	\$2,000
• Horseshoes	Steve Farnsworth	\$10,000
• Pickleball	Paula Henry	Request from the club for any residual funds left in the approved \$99,900.00 from the 2018 SVE HOA budget to carryover to 2019. It is not a request for additional funds to those approved in 2018.

**CONTINUING BUSINESS:**

- Nominating Chairperson – Candace Masquelier
  - Mr. William Strong was appointed to serve as Nominations Chairperson for the 2019 Election.
- Governing Documents – Candace Masquelier
  - This project is ongoing with assistance from legal counsel. Items for SVE resident review and discussion will be presented at future meetings.
  - Motion by Pam Jensen to disband the Governing Documents Committee. Unanimous.
- South Fitness Facility Hours – Lisa Titmas
  - The fitness center has been closed from 11:30 to 12:30 on Tuesday/Thursday. The BOD recommends the cleaning schedule continue on a trial basis through December 2018.
- Pickleball Court update – Candace Masquelier
  - Special legal counsel to the Association, Mr. Ralph Pew, continues his work with the City of Mesa for the appropriate permits to begin construction.

Adjournment: 9:59 AM by President Masquelier.

Submitted by:

Brad Windschill  
Secretary, SVE HOA

Open session following adjournment.