

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING
Thursday, November 14, 2019
Auditorium – 9:00 AM

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

Present: Beverly Efnor, Bob Graziano, Diane Loram, 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 regular board meeting minutes from October 10, 2019. Unanimous.

Motion by Diane Loram to approve the 2020 budget special meeting minutes from October 10, 2019. Unanimous.

Motion by Mark Thurn to approve the governing documents special meeting minutes from October 24, 2019. Unanimous.

Motion by Mark Thurn to approve the governing documents special meeting minutes from October 28, 2019. Unanimous.

Motion by Diane Loram to approve the study session minutes from November 7, 2019. Unanimous.

TREASURER'S REPORT – Mark Thurn

For the month of October, 2019, on the Statement of Operations, total operating revenue for the month was \$129,832.58 with a variance above budget for the month of \$9,227.03. Current expenses for the month are \$139,738.00 showing a net surplus of \$35,166.53. On the Reserve and Capital Fund Statement the budgeted reserve allocation for 2019 was pre-paid in January. Allocation to the capital contribution fund was \$8000.00. Total revenues were \$20,791.57. Expenses for the month were \$43,993.35. Bank accounts and investments are reconciled for the month. As of October 31, 2019, there is an Operations Fund balance of \$776,742.42. The Reserve Accounts have a balance of \$1,029,065.60.

SECURITY REPORT – Bob Graziano

30 open garage doors reported in October; on 16 days no doors were reported open. 121 instances of RV's or trailers parked on the street.

COMMITTEE REPORTS

Architectural Control Committee (ACC) – Kevin Van Pelt

For the month there were 34 letters of approval issued, 21 letters of violation, 5 letters of second violation and 1 violation letter rescinded. A total of 14 properties changed ownership during the month.

Mr. Van Pelt extended his thanks to outgoing committee members, Andy Bormeth, Bruce Veatch and Steve Zoeller. New candidates to fill the positions are being interviewed.

Coyote Educational Committee (formerly Coyote Safety Committee) – Bob Graziano
Mr. Graziano reported traps have been set in the village. The SVE Golf Course plans to participate as appropriate. He warned residents to stay away from the traps. Ms. Titmas shared additional information regarding insurance and liability.

Legal counsel recommended a name change for the committee.

- Motion by Diane Loram to change the committee name from Coyote Safety Committee to Coyote Educational Committee. Unanimous.

Neighborhood Watch Committee Report (formerly Blockwatch)- David Hurley
Mr. Hurley explained the rationale for the group's name change. The 1st seasonal meeting was held. Goals were set. Expansion of the cadre of captains continues. File for Life initiative underway. Ongoing education regarding safety and community will be a focus for the group.

MANAGER'S REPORT – Lisa Titmas

Association Manager, Lisa Titmas, shared her report.

PRESIDENT'S REPORT – Candace Masquelier

HOA President, Candace Masquelier shared thanks and recognition for Mr. Bob Breinholt and his crew that planted flowers in the SVE commons areas. She also extended appreciation to all SVE residents who donate their time and money to the community.

NEW BUSINESS

Woodshop Presentation – Robert Turner

Mr. Turner presented a gift from the SVE Woodshop to the HOA. Woodshop members designed and built new table reservation markers for use in the auditorium. The table markers were beautifully crafted. In addition the group built a cart to store and easily transport the new markers. President Masquelier shared thanks and appreciation on behalf of the BOD and community.

Massage Therapist – Bob Graziano

Mr. Graziano asked for clarification about the current contract and revenue generated based on the contract. He shared ideas regarding other possible contract terms. He also shared his concern about this being dedicated space when SVE is short on available space. BOD members raised several questions. More information was requested.

- Motion by Beverly Efnor to table this issue for further discussion for 6 months. Motion passed 4-3.

- Motion by Mark Thurn which is an amendment to the original motion to extend the current contract for 6 months with the massage therapist as we continue our discussion. Unanimous.

Nominating Committee – Candace Masquelier

Ms. Masquelier introduced Mr. Fred Gross as the new chairperson of the SVE Nominating Committee. Mr. Gross spoke briefly encouraging SVE residents to consider running for the BOD. Information and encouragement to participate will be in the SVE Outlook and via other avenues.

CONTINUING BUSINESS

Tree Replacement Contract – Lisa Titmas

Ms. Titmas reviewed the proposed contract with CareScape. The proposal is to replace 37 trees on property.

- Motion by Diane Loram to move forward with the CareScape contract in the amount of \$12,395.00 for 37 trees. Unanimous.

Pickleball Courts Project – Kevin Van Pelt

Mr. Van Pelt shared a short history of the project to date. The SVE Pickleball Club with a very generous donation from a resident is paying for the contracts. He then made the following motions:

- I move for the acceptance of the contract proposal from Progressive Hardscapes of Phoenix, AZ in the amount of \$44,694.00 to fulfill the requirement of the City of Mesa for installation of pervious concrete sidewalks around the SVE pickleball courts complex. Unanimous.
- I move for the acceptance of the contact proposal from Casa Verde Golf of Scottsdale, AZ in the amount of \$55,103.04 to install irrigation and overseeded sod in the Tract A, West Basin or the area commonly known as the SVE Pickleball Complex. Unanimous.
- I move for the acceptance of the contact proposal from RKW Construction of Mesa, AZ in the amount of \$41,842.71 to complete all electrical and lighting work at the SVE Pickleball Complex. Unanimous.
- I move for the acceptance of the contact proposal from RKW Construction of Mesa, AZ in the amount of \$14,964.75 to install concrete curbing and granite landscape rock in the SVE Pickleball Complex. Unanimous.

Rental Units – Diane Loram

Ms. Loram stated that additional community education and communication is the next step in order to move forward with a rental unit proposal.

- Motion by Diane Loram to provide the information from the packet to our legal counsel so she has an understanding of what we are looking at and discussing and get a legal opinion from her on this issue. Unanimous.

Budget Review – Mark Thurn and Candace Masquelier

Ms. Masquelier provided a short summary of the 2020 budget process to date. Mr. Thurn then reviewed the proposed 2020 budget with the BOD and asked for individual votes on several line items. The following line items proposed for the 2020 budget were voted on individually. BOD members discussed each budget item. Residents in attendance were given the chance to share input after the BOD discussion.

Motion by Mark Thurn to approve \$50,000.00 from Reserve Funds for auditorium bathroom remodeling. Motion passed 5-1

Motion by Mark Thurn to approve \$60,000.00 from Reserve Funds for north pool bathroom remodeling. Motion passed 4-2

Motion by Mark Thurn to approve \$10,500.00 from Reserve Funds for a shade structure at the south pool complex. Motion passed 4-2

Motion by Mark Thurn to fund the Fiber Arts Center new building request in the amount of \$300,000.00 from the Capital Contribution Fund. Motion defeated 4-3

Motion by Mark Thurn to seek approval from the SVE community to fund the Fiber Arts Center new building request in the amount of \$300,000.00 from the Capital Contribution Fund by including the question on the upcoming election ballot with a yes vote to approve and a no vote to disapprove this project. Motion defeated 4-3

Governing Documents – Brad Windschill

Mr. Windschill reviewed the steps taken to date to communicate with residents about proposed governing document changes. These recommended changes will be part of the annual SVE election and ballot materials. At this point the proposed language will be read at the November and December BOD meetings as required in our bylaws. A recorded reading of the proposed bylaw language was presented. Mr. Van Pelt then played an audio recorded reading of the proposed bylaw changes.

Adjournment: 12:16 PM by President Masquelier

Submitted by:

Brad Windschill
Secretary, SVE HOA

Open meeting following adjournment.