

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING
Thursday, December 12, 2019
Auditorium – 9:00 AM

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

Present: Beverly Efnor, Bob Graziano (electronic), Diane Loram, Candace Masquelier, Mark Thurn, Kevin Van Pelt (electronic), and Brad Windschill
Also attending: Manager Lisa Titmas.

Pledge of Allegiance

Meeting Minutes:

Motion by Diane Loram to approve the governing documents meeting minutes held on October 14, 2019. Unanimous.

Motion by Mark Thurn to approve the 2020 budget meeting minutes held on October 24, 2019. Unanimous

Motion by Beverly Efnor to approve the regular board meeting minutes held on November 14, 2019. Unanimous.

Motion by Beverly Efnor to approve the annual 2020 budget meeting minutes held on November 21, 2019. Unanimous with 1 abstention.

Motion by Beverly Efnor to approve the study session meeting minutes held on December 5, 2019. Unanimous with 2 abstentions.

TREASURER'S REPORT – Mark Thurn

For the month of November, 2019, on the Statement of Operations, total operating revenue for the month was \$191,798.95 with a variance above budget for the month of \$26,121.45. Current expenses for the month are \$134,581.76 showing a net income of \$57,217.19. 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 \$12,000.00. Total revenues were \$94,069.36. Expenses for the month were \$70,504.99. Bank accounts and investments are reconciled for the month. As of November 30, there is an Operations Fund balance of \$719,770.23. The Reserve Accounts have a balance of \$1,052,629.97.

SECURITY REPORT – Bob Graziano

43 open garage doors reported in November. 66 instances of RV's or trailers parked on the street.

- Coyote Education Committee Update: One coyote trapped, unharmed and relocated. Due to unanticipated circumstances SVE and the golf course have suspended trapping efforts.

COMMITTEE REPORTS

Architectural Control Committee (ACC) – Kevin Van Pelt

For the month there were 50 letters of approval issued and 5 letters of violation. A total of 24 properties changed ownership during the month.

MANAGER'S REPORT – Lisa Titmas

Association Manager, Lisa Titmas, shared her report.

PRESIDENT'S REPORT – Candace Masquelier

HOA President, Candace Masquelier, thanked volunteers participating on the SVE decorations committee. Common areas are decked for the holidays.

NEW BUSINESS

Pickleball Club bylaws – tabled

Pickleball Court Scheduling – tabled until the January study session

Nominating Committee – Candace Masquelier

Ms. Masquelier informed residents that Mr. Fred Gross and his committee are still recruiting BOD candidates. If interested or if you have questions, please contact Mr. Gross.

Election Committee – Doug Spencer

Mr. Spencer informed the BOD of work completed to date which includes a timeline for the 2020 election. We will be using VoteHOA for electronic voting again this year. All ballots are due by 4:00 PM on March 17th. Election results will be given to the BOD on March 19th at the annual meeting.

Association Fines – tabled until the January study session

CONTINUING BUSINESS

Fiber Arts – Mark Thurn

Mr. Thurn requested the BOD generate a list of questions and recommendations to move forward with the proposal to build a Fiber Arts Center.

Room Usage Study – Brad Windschill

Mr. Windschill shared a brief update on the study. Specifically, he referenced the ongoing research being completed by Ms. Titmas to see if the Rosewood Room could serve as a temporary home for the Fiber Arts Group.

Pickleball Courts Construction Update – Candace Masquelier and Mr. Les Johnson

Ms. Masquelier stated that rumors regarding the construction project are circulating in the SVE community. The project is moving forward; there are no issues with the concrete; there are no other pending or anticipated issues; the sequence to complete the project has been delayed in part due to the recent rain and wet conditions in the basin. Mr. Johnson stated that electrical work for the lights is progressing. The project is moving forward; projects of this nature take time but must be completed in a logical sequence.

Governing Documents – Candace Masquelier

Ms. Masquelier stated the proposed SVE HOA bylaw changes will be read as required. This is the second reading at a regular monthly BOD meeting. The proposed changes will be on the 2020 election ballot. An audio recorded reading of the proposed changes was played. Members will vote on each proposed change individually.

Adjournment: 9:47 by President Masquelier

Submitted by:

Brad Windschill
Secretary, SVE HOA

Open meeting following adjournment.