

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS REGULAR BOARD MEETING  
Thursday, April 11, 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 February 14, 2019. Unanimous with Beverly Efnor and Bob Graziano abstaining.

Motion by Diane Loram to approve the regular board meeting minutes from March 21, 2019. Unanimous with Beverly Efnor and Bob Graziano abstaining.

Motion by Kevin Van Pelt to approve the regular board meeting minutes from March 22, 2019. Unanimous with Beverly Efnor and Bob Graziano abstaining.

Motion by Diane Loram to approve the study session minutes from April 4, 2019. Unanimous.

**TREASURER'S REPORT** – Mark Thurn

For the month of March, 2019, on the Statement of Operations, total operating revenue for the month was \$152,256.59 with a variance above budget for the month of \$103,070.22. Current expenses for the month are \$252,368.63 showing a surplus net income of \$16,379.09. Expenses include a capital transfer from operations to the capital reserve fund of \$100,000.00. 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 \$18,400.00. Total revenues were \$129,854.87. Expenses for the month were \$3,000.00. Bank accounts and investments are reconciled for the month. As of March 31, there is an Operations Fund balance of \$1,359,442.26. The Reserve Accounts have a balance of \$1,245,424.66

Motion by Brad Windschill to approve the March Treasurer's Report. Unanimous.

**SECURITY REPORT** – Bob Graziano

41 open garage doors reported in March. 23 instances of vehicles parked on the street beyond the 48 hour parking restriction. Reminders to residents; bike lanes should not be used by motorized vehicles at any time; speed limit on Farnsworth is 30 MPH and all

other streets are 25 MPH; residents are responsible to keep their contact information up to date in the SVE office.

### **COMMITTEE REPORTS**

#### **Architectural Control Committee (ACC) – Kevin Van Pelt**

For the month there were 35 letters of approval issued, 2 requests unapproved, 8 letters of violation, and 1 letter of second violation. A total of 28 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, shared her report.

### **NEW BUSINESS**

#### Australian BeeGees Performance Contract – Lisa Titmas

Ms. Titmas shared information about the proposed contract. The contract was discussed at the study session last week. Motion by Diane Loram to approve the contract for March 21, 2020 for \$18,500.00. Unanimous

#### Disband/Reappoint the Architectural Control Committee – Kevin Van Pelt

Mr. Van Pelt thanked the ACC committee members (Earlene Bolda, Andy Bormeth, Roy Braunberger, Gary Burnham, Kay Burnham, Doug Spencer, Bruce Veatch and Steve Zoeller) for their service.

Motion by Mark Thurn to disband the 2018 ACC committee. Unanimous.

Motion by Brad Windschill to reappoint ACC members (Earlene Bolda, Andy Bormeth, Roy Braunberger, Gary Burnham, Kay Burnham, Doug Spencer, Bruce Veatch and Steve Zoeller) for 2019. Unanimous.

#### Disband the Nominating Committee – Candace Masquelier

Ms. Masquelier thanked nominating committee members (Bill Strong, Jack Garner, Eden Thompson and Jim Cherry) for their service.

Motion by Mark Thurn to disband the nominating committee. Unanimous.

#### Disband the Election Committee – Doug Spencer

Mr. Spencer shared a short report on the 2019 election, acknowledging some challenges moving to electronic balloting. In the final analysis the election went well. Ms. Masquelier thanked committee members (Doug Spencer, Joyce Pandrock and Irene Roth) for their service.

Motion by Mark Thurn to disband the election committee. Unanimous.

Motion by Diane Loram to appoint Doug Spencer Chairperson for the 2020 election. Unanimous.

Appoint the Long Range Planning Committee Chairperson (LRPC) – Candace Masquelier  
Motion by Bob Graziano to appoint Paul Christoffers as the LRPC chairperson.  
Unanimous.

### **CONTINUING BUSINESS**

Security Access Doors – Bob Graziano

Mr. Graziano explained that the topic has been under review for about 6 months and shared the recommendation to approve the bid from B&M Communications.

Motion by Bob Graziano to enter into a contract with B&M Communications to install an access control system in SVE for the sum of \$86,632.02. Unanimous.

Live Streaming – Ed Zarr

Mr. Zarr shared a short summary and update on the approved system. Anticipated activation date for the auditorium is next month with the Oakwood Room to be added in the near future. The Chapel has agreed to try streaming for a period of six months.

They will have their own website.

Governing Documents – Candace Masquelier

Work in progress. Some recommendations for resident consideration may be presented this summer.

Pickleball Courts – Candace Masquelier

Still waiting on the City of Mesa for the building permit.

Architectural Control Committee Policies and Procedures Manual – Kevin Van Pelt

The second reading of the document was completed. Ms. Masquelier thanked Mr. Van Pelt and the members of the ACC for their work to create the manual. Mr. Van Pelt thanked residents for their input after the first reading of the document.

Motion by Diane Loram to approve the Architectural Control Committee Policy and Procedures Manual. Unanimous with Beverly Efnor and Bob Graziano abstaining.

Adjournment: 10:04 by President Masquelier

Submitted by:

Brad Windschill  
Secretary, SVE HOA

Open Session following adjournment.